

STANISLAUS COUNTY PLANNING COMMISSION

April 17, 2025

STAFF REPORT

PARCEL MAP APPLICATION NO. PLN2023-0115
HALL FAMILY PARTNERSHIP, LP.

REQUEST: TO SUBDIVIDE TWO PARCELS TOTALING 759.57± GROSS ACRES INTO THREE PARCELS AND A DESIGNATED REMAINDER RANGING IN SIZE FROM 160.33± TO 236.93± ACRES IN SIZE IN THE GENERAL AGRICULTURE (A-2-40) ZONING DISTRICT.

APPLICATION INFORMATION

Applicant:	Linda Jill Hall and Trace Thomas, Hall Family Partnership, LP.
Property owner:	Same as above
Agent:	Rod Hawkins, Hawkins & Associates Engineering, Inc.
Location:	3242 Montpelier Road, and 0 Meikle Road, between Lake Road and East Keyes Road, in the Hickman area.
Section, Township, Range:	11-4-11 and 14-4-11
Supervisory District:	District Two (Chiesa)
Assessor's Parcel:	019-013-002 and 019-013-007
Referrals:	See Exhibit F Environmental Review Referrals
Area of Parcel(s):	Proposed Parcel 1: 160.33± gross acres Proposed Parcel 2: 160.89± gross acres Proposed Parcel 3: 201.42± gross acres Proposed Remainder: 236.93± gross acres
Water Supply:	Private well
Sewage Disposal:	Private septic system
General Plan Designation:	Agriculture
Community Plan Designation:	N/A
Existing Zoning:	General Agriculture (A-2-40)
Sphere of Influence:	N/A
Williamson Act Contract No.:	1971-0166
Environmental Review:	California Environmental Quality Act (CEQA) Guidelines Section 15183 (Consistency for which an Environmental Impact Report was certified) and CEQA Guidelines Section 15061 (Common Sense Exemption).
Present Land Use:	Single-family dwelling, storage building, shed, pond, private domestic well and septic system, almond orchard, grape vines, and forage crops.
Surrounding Land Use:	Large agriculture parcels with scattered single-family dwellings and almond orchards

in all directions; the community of Hickman and poultry farms to the north; the Turlock Irrigation District's Highline Canal to the east; the community of Montpelier to the south; and nursery stock citrus trees, peaches, watermelons and wheat to the west.

RECOMMENDATION

Staff recommends the Planning Commission approve this request based on the discussion below and on the whole of the record provided to the County. If the Planning Commission decides to approve the project, Exhibit A provides an overview of all the findings required for project approval, which include parcel map findings.

PROJECT DESCRIPTION

The project is a request to subdivide two parcels totaling 759.57± gross acres into three parcels and a designated remainder ranging in size from 160.33± to 236.93± acres in the General Agriculture (A-2-40) zoning district. The current parcels are used to grow almonds, grapes and forage crops. A single-family dwelling, storage building, shed, pond, private domestic well and septic system are located on the southernmost portion of the project site on the parcel currently assessed as Assessor Parcel Number (APN) 019-013-007 which will be located on Proposed Parcel 3, if approved (see Exhibit B-6 – *Maps*). Each proposed parcel will maintain an individual irrigation well; no changes to the existing irrigation are proposed as part of this request. No construction is proposed as part of this request. The current parcels are enrolled in Williamson Act Contract No. 1971-0166 and the proposed parcels will remain under contract after the parcel map is recorded.

A lot line adjustment application (LLA) (Application No. PLN2024-0125 – Hall Family Partnership) is concurrently being processed to adjust the lines between APN 019-013-002 (Proposed Parcels 1-2), APN 019-013-007 (Proposed Parcel 3 and the remainder), and an adjacent parcel to the east of the project to adhere to the current farming practices of each parcel. The LLA is reflected on the proposed parcel map under this request and will be recorded concurrent with the parcel map.

Proposed Parcel 1 will have direct access onto Meikle Road, a County-maintained Road, and Proposed Parcel 2 will have access to Meikle Road via a 30-foot-wide access easement. Proposed Parcel 3 will maintain direct access onto Montpelier Road, a County-maintained Road, and the designated remainder will also have access to Montpelier Road via a 30-foot-wide access easement.

SITE DESCRIPTION

The 759.57± gross acre project site is located at 3242 Montpelier Road, and 0 Meikle Road, between Lake Road and East Keyes Road, in the Hickman area.

The current parcels are planted in almond orchards, grape vines, and forage crops which are irrigated via micro sprinkler system with irrigated water from private on-site wells, resulting in an agricultural well located on each proposed parcel, maintaining their independent ability to irrigate.

In addition to almonds, grapes and forage crops on-site, Proposed Parcel 1 is improved with an existing natural drainage basin and the designated remainder is bisected by the Turlock Irrigation District (TID)'s High Line Canal along the eastern portion of the parcel. The applicant will continue to utilize existing bridges to access portions of the designated remainder that will be east of the canal. Proposed Parcel 3 is improved with an existing single-family dwelling, agricultural storage building, shed, pond, and private domestic well and septic system.

The project site is surrounded by large agriculture parcels with scattered single-family dwellings and almond orchards in all directions; the community of Hickman and poultry farms to the north; the TID's Highline Canal to the east; the community of Montpelier to the south; and nursery stock citrus trees, peaches, watermelons and wheat to the west.

ISSUES

No issues have been identified as a part of this request. Standard conditions of approval have been added to the project.

GENERAL PLAN CONSISTENCY

The project site is currently designated "Agriculture" in the Stanislaus County General Plan. The agricultural designation recognizes the value and importance of agriculture by acting to preclude incompatible urban development within agricultural areas, and as such, should generally be zoned with 40- to 160- acre minimum parcel sizes. The proposed parcels are consistent with the site's General Agriculture (A-2-40) zoning designation and 40-acre minimum size requirement for new parcels.

The project site is currently enrolled in Williamson Act Contract No. 1971-0166. In accordance with both local and state Williamson Act provisions, lands are presumed to be too small to sustain their agricultural use if the lands are less than 40 acres in size in the case of non-prime agricultural land, 10 acres in the size in the case of prime agricultural land; or the subdivision will result in residential development not incidental to the commercial agricultural use of the land. In this case all proposed parcels are 40 acres or more in size, and considered to be prime agricultural land as all four proposed parcels are planted in nut bearing trees, and used for production of agriculture.

No construction is proposed as part of this project. Stanislaus County General Plan Agricultural Element Policy 2.8 specifies that the subdivision of agricultural land consisting of unirrigated farmland, unirrigated grazing land, or land enrolled under a Williamson Act contract, into parcels of less than 160 acres in size shall be allowed provided a "no-build" restriction on the construction of any residential development on newly created parcel(s) is observed until one or both of the following criteria is met:

- Ninety percent or more of the parcel shall be in production agriculture use with its own on-site irrigation infrastructure and water rights to independently irrigate. For lands which are not irrigated by surface water, on-site irrigation infrastructure may include a self-contained

drip or sprinkler irrigation system. Shared off-site infrastructure for drip or sprinkler irrigation systems, such as well pumps and filters, may be allowed provided recorded long-term maintenance agreements and irrevocable access easements to the infrastructure are in place.

- Use of the parcel includes a confined animal facility (such as a commercial dairy, cattle feedlot, or poultry operation) or a commercial aquaculture operation.

Production agriculture is defined as agriculture for the purpose of producing any and all plant and animal commodities for commercial purposes. In this case, all proposed parcels would meet the 90% production agricultural use as all four proposed parcels are currently used to grow almonds, grapes and forage crops, and will maintain their ability to independently irrigate via micro sprinkler systems and private irrigation wells on-site. Therefore, the “no-build” restriction on the construction of any additional residential development would not be applicable. Proposed Parcel 3 is developed with one single-family dwelling. Proposed Parcels 1-2 and the designated remainder are not currently developed with residential uses. Under the Zoning Ordinance for the A-2 zoning district, each parcel may have a maximum of two dwelling units and one junior accessory dwelling unit (JADU). The second dwelling unit may be either a single-family dwelling or an accessory dwelling unit (ADU). The project was referred to the Department of Conservation for review regarding the Williamson Act; however, no response was received.

Staff’s evaluation of the proposed project found the design of the parcel map to be in conformance with the Stanislaus County General Plan.

ZONING AND SUBDIVISION ORDINANCE CONSISTENCY

The project site is currently zoned General Agriculture (A-2-40), 40-acre minimum, which requires a minimum lot size of 40-gross acres for the creation of new parcels pursuant to Section 21.20.060 of the Stanislaus County Zoning Ordinance. Each proposed parcel will meet the minimum size requirement for the A-2-40 zoning district.

In accordance with the Williamson Act, proposed parcels will be restricted by zoning to on-site residential development which is incidental to the agricultural use of the land and will not diminish the agricultural production. The Planning Department has instituted a process by which all building permit applications submitted for any new structures (including new single-family dwellings) on Williamson Act properties must be accompanied by a signed Landowner Statement that verifies compatibility with the Williamson Act Contract.

The proposed parcels meet the Subdivision Ordinance’s access and design criteria required for the creation of new parcels. Staff also finds the proposed parcel map to be in conformance with the Stanislaus County Zoning Ordinance.

ENVIRONMENTAL REVIEW

A project specific CEQA Guidelines Section 15183 Consistency Checklist has been prepared for this parcel map request to determine if the project, and any resulting development, is consistent with Stanislaus County’s 2016 General Plan Update (GPU) Environmental Impact Report (EIR) (see Exhibit D – *CEQA Guidelines Section 15183 Consistency Checklist*). The GPU incorporated

all feasible mitigation measures identified in the EIR in the form of goals, objectives, policies, action items and programs. All applicable policies and implementation measures identified in the GPU EIR have been applied to this request as conditions of approval or will be applied to any resulting development as part of standard development processes. As reflected in the Consistency Checklist, any resulting development associated with the proposed parcel split will be consistent with the density and intensity established by the A-2 zoning district. Therefore, because any development resulting from the proposed parcel split is subject to the uses allowed in the A-2 zoning district, there are no effects peculiar to the project or project site or substantial new information that would result in new or more severe adverse impacts than discussed in the EIR certified on August 23, 2016 for the Stanislaus County 2016 General Plan Update. Therefore, no further analysis is required.

Fish and Wildlife Fees for the EIR were paid on August 29, 2016 and no further fees are required. A Notice of Exemption has also been prepared for the project, which declares that the project is exempt from CEQA based on CEQA Guidelines Section 15061 (Common Sense Exemption).

As part of the environmental review process, the proposed project was circulated to interested parties and responsible agencies for review and comment and no significant issues were raised (see Exhibit F – *Environmental Review Referrals*). Conditions of approval reflecting referral responses have been placed on the project (see Exhibit C - *Conditions of Approval*).

Note: Pursuant to California Fish and Game Code Section 711.4, California Department of Fish and Wildlife (formerly the Department of Fish and Game) has determined that this project has no potential effect on Fish and Wildlife and the project as described does not require payment of the CEQA filing fee.

Contact Person: Emily DeAnda, Associate Planner, (209) 525-6330

Attachments:

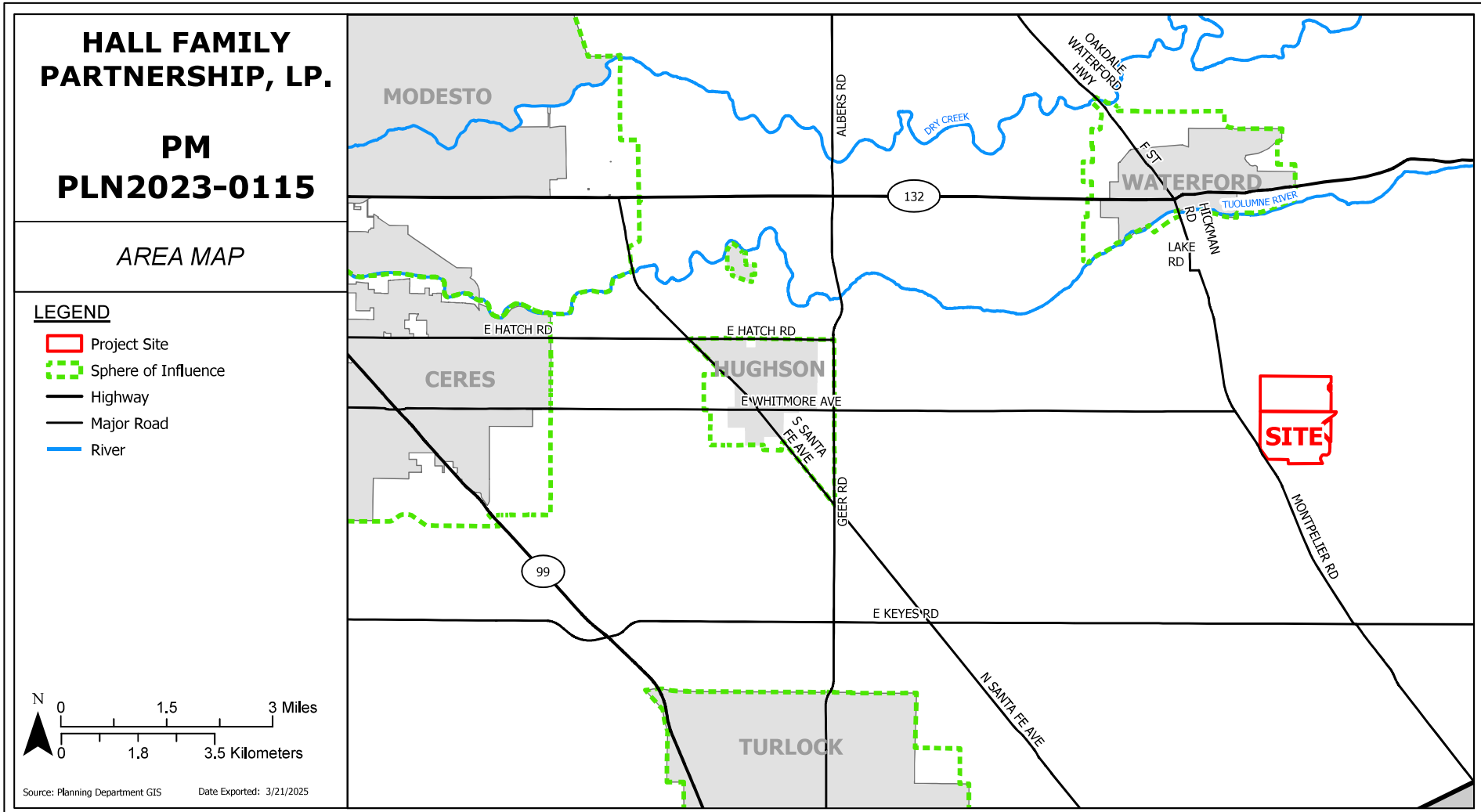
- Exhibit A - Findings and Actions Required for Project Approval
- Exhibit B - Maps
- Exhibit C - Conditions of Approval
- Exhibit D - CEQA Guidelines Section 15183 Consistency Checklist
- Exhibit E - Notice of Exemption
- Exhibit F - Environmental Review Referrals
- Exhibit G - Levine Act Disclosure Statement

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Findings and Actions Required for Project Approval

1. Find that:
 - a. No further analysis under California Environmental Quality Act (CEQA) is required pursuant to CEQA Guidelines Section 15183 (Consistency with a General Plan, Community Plan or Zoning Ordinance for which an Environmental Impact Report (EIR) was prepared), on the basis of the whole record, including any comments received in response to the environmental review referral.
 - b. The project is consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified.
 - c. There are no project specific effects which are peculiar to the project or its site, and which the 2016 Stanislaus County General Plan Update (GPU) EIR failed to analyze as significant effects.
 - d. There are no potentially significant off-site and/or cumulative impacts which the GPU EIR failed to evaluate.
 - e. There is no substantial new information which results in more severe impacts than anticipated by the GPU EIR.
 - f. The project will undertake feasible mitigation measures specified in the GPU EIR.
 - g. The project is exempt as per CEQA Guidelines Section 15061, Common Sense Exemption, from CEQA.
2. Order the filing of a Notice of Exemption with the Stanislaus County Clerk-Recorder's Office pursuant to CEQA Guidelines Section 15061.
3. Find that:
 - a. The proposed parcel map is consistent with applicable general and specific plans as specified in Section 65451 of California Code, Government Code.
 - b. The design or improvement of the proposed parcel map is consistent with applicable general and specific plans.
 - c. The site is physically suitable for the type of development.
 - d. The site is physically suitable for the proposed density of development.
 - e. The designs of the parcel map or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish and wildlife or their habitat.
 - f. The design of the parcel map or type of improvements is not likely to cause serious public health problems.

- g. The design of the parcel map or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.
 - h. The proposed parcel map is consistent with the restrictions and conditions of the existing Williamson Act contract.
 - i. The proposed parcels are of a size suitable to sustain agricultural uses.
 - j. The proposed parcel map will not result in residential development not incidental to the commercial agriculture use of the land.
- 4. Approve Parcel Map Application No. PLN2023-0115 – Hall Family Partnership, LP. subject to the attached Conditions of Approval.







**HALL FAMILY
PARTNERSHIP, LP.**

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PLN2023-0115

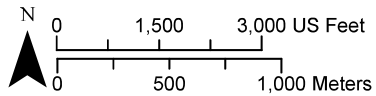
GENERAL PLAN MAP

LEGEND

-  Project Site
 Parcel
 Street
 Canal

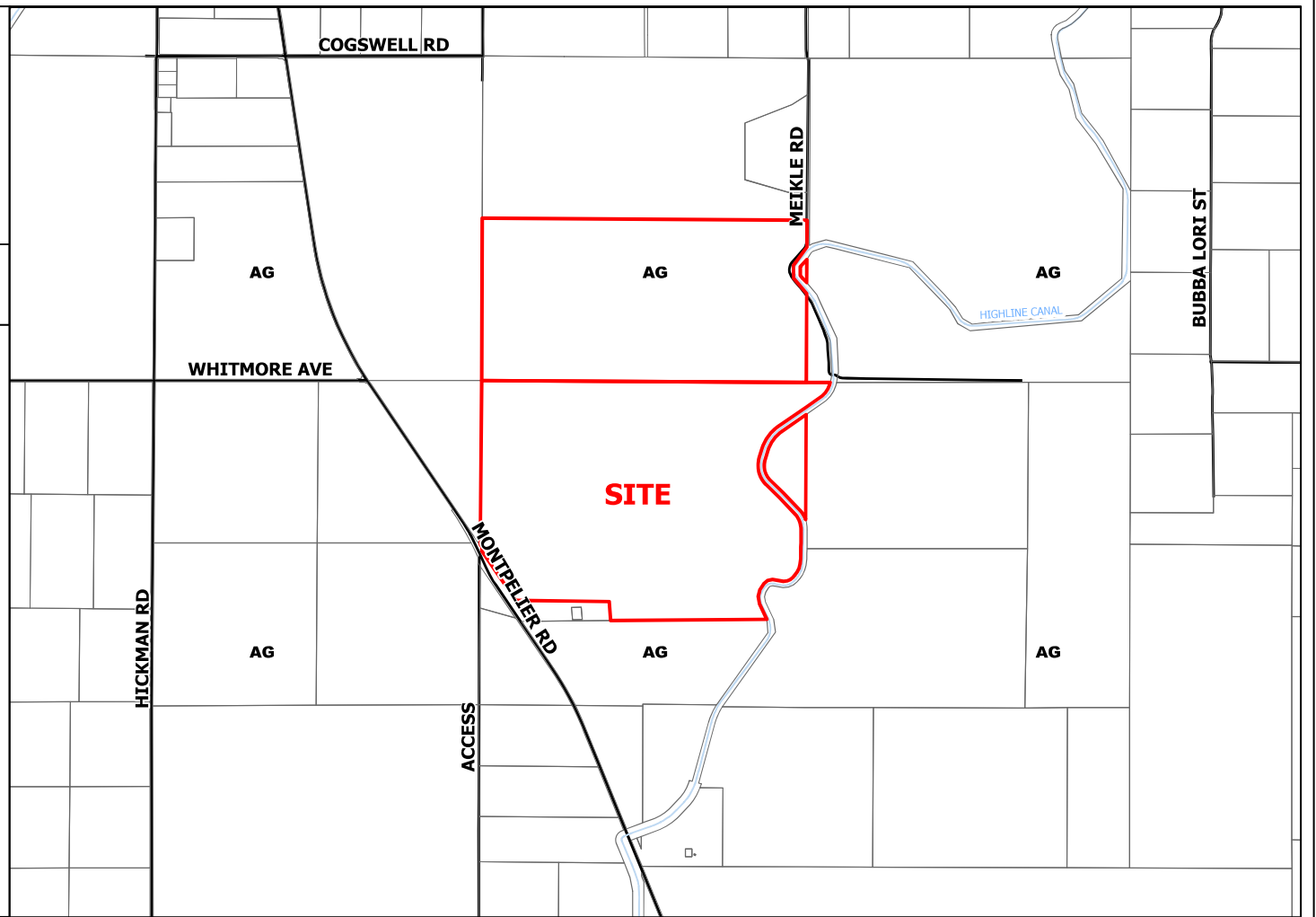
General Plan

- ☐
- Agriculture (AG)



Source: Planning Department GIS

Date Exported: 3/21/2025







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PLN2023-0115

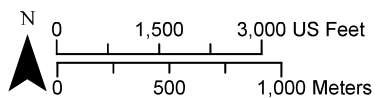
ZONING MAP

LEGEND

-  Project Site
 Parcel
 Street
 Canal

Zoning Designation

-  General AG 40 Acre (A-2-40)



Source: Planning Department GIS

Date Exported: 3/21/2025







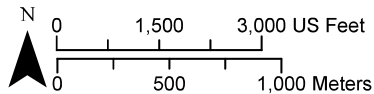
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ACREAGE MAP

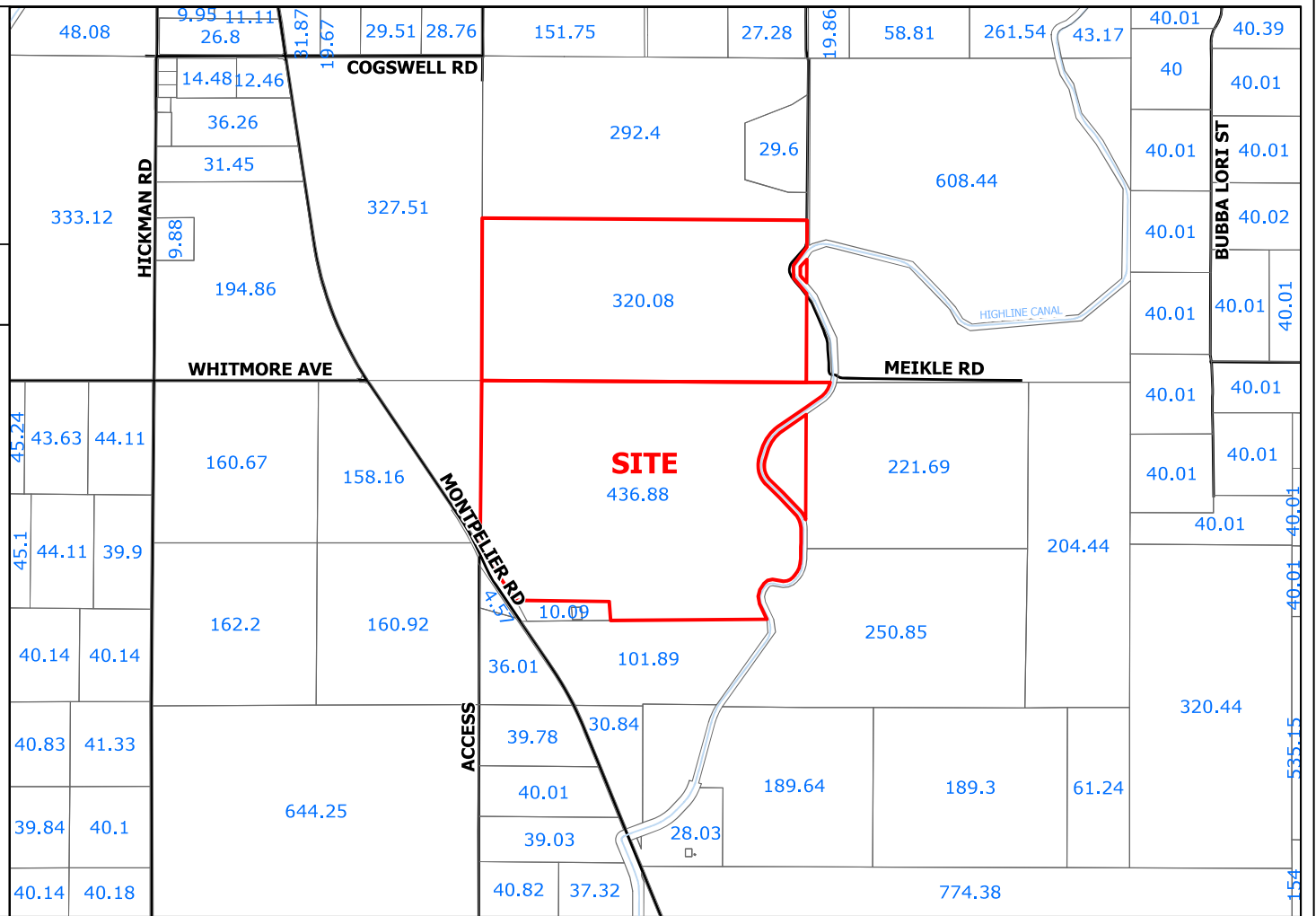
LEGEND

-  Project Site
-  Parcel
-  Acres
-  Street
-  Canal



Source: Planning Department GIS

Date Exported: 3/21/2025







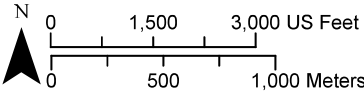
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2023 AERIAL AREA MAP

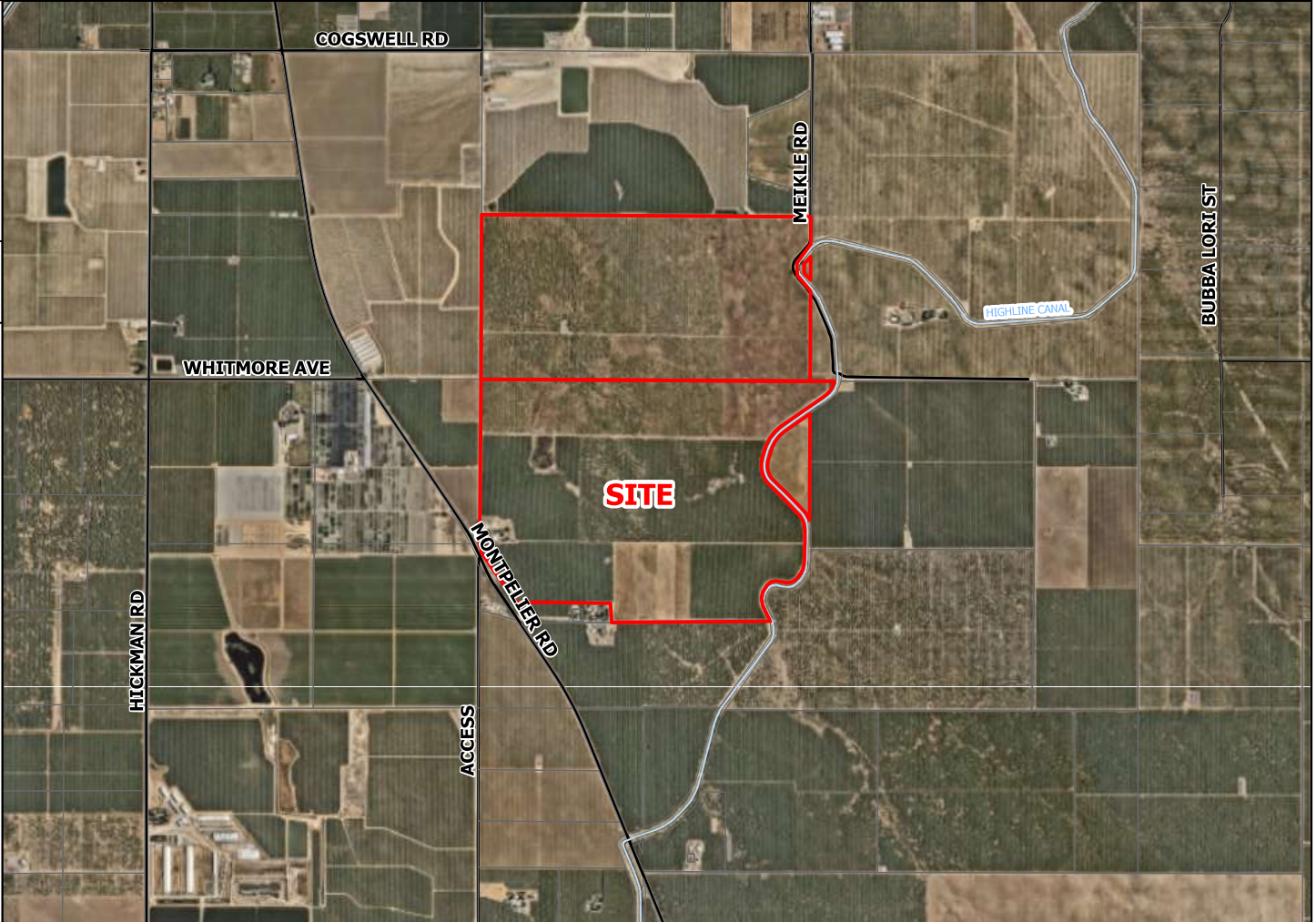
LEGEND

-  Project Site
 Parcel
 Street
 Canal



Source: Planning Department GIS

Date Exported: 3/21/2025



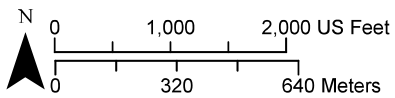
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PLN2023-0115**

2023 AERIAL SITE MAP

LEGEND

- Project Site
- Parcel
- Street
- Canal



Source: Planning Department GIS

Date Exported: 3/21/2025



GREENFELD SANDY LOAM
HANFORD SANDY LOAM
MADERA SANDY LOAM
MEIKLE CLAY
MONTPELLIER COARSE SANDY LOAM
MONTPELLIER COARSE SANDY LOAM
SNELLING SAND LOAM
WHITNEY SANDY LOAMS
WHITNEY SANDY LOAMS
WHITNEY AND ROCKLIN SANDY LOAMS
WHITNEY AND ROCKLIN SANDY LOAMS

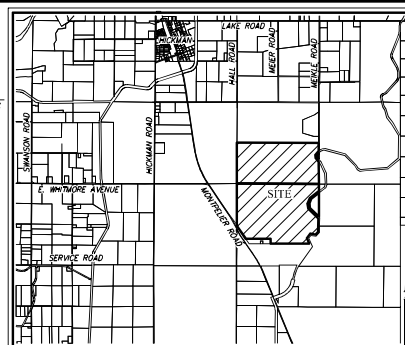
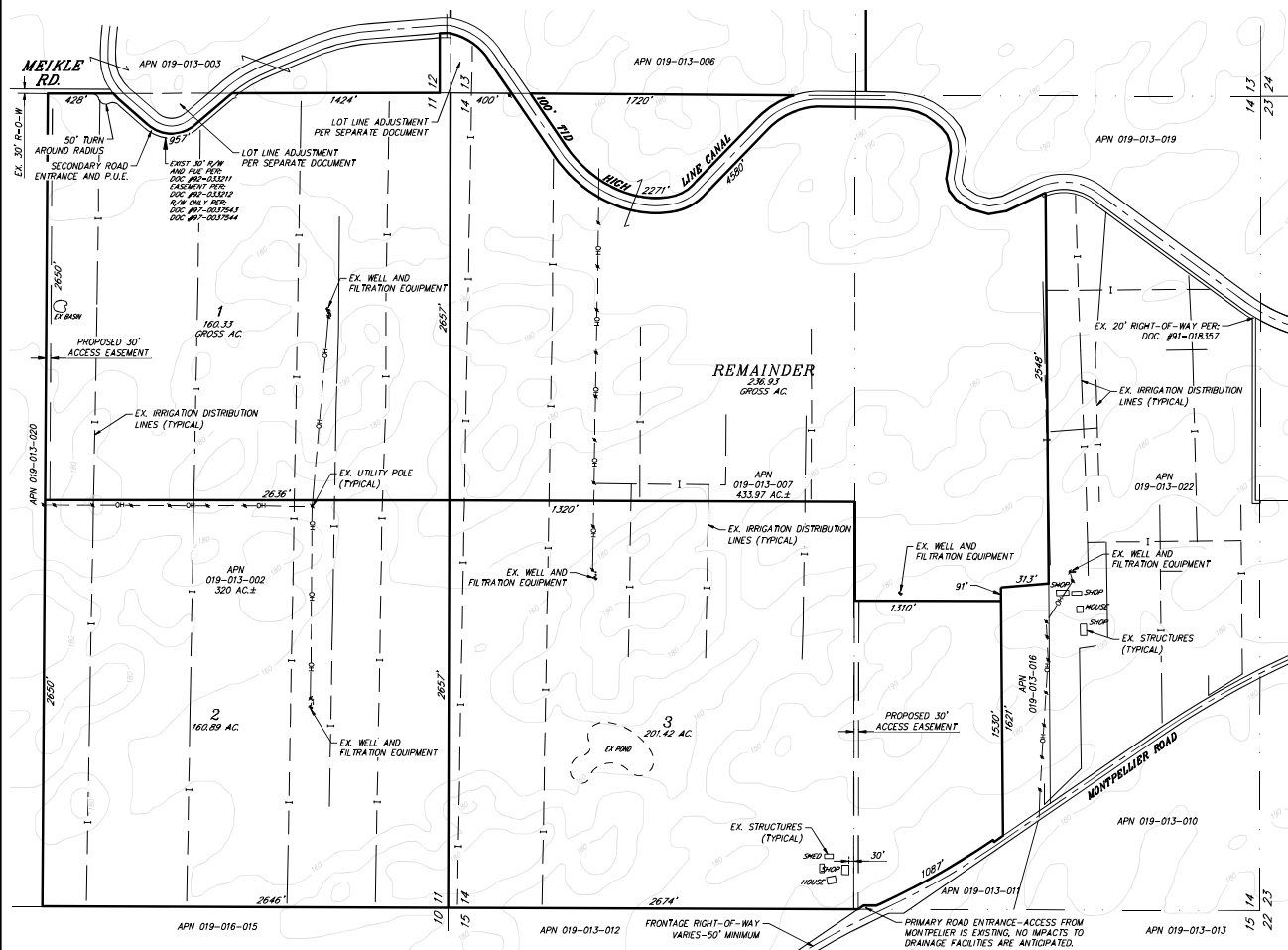
0-3% SLOPES
0-3% SLOPES
0-2% SLOPES
0-1% SLOPES
0-3% SLOPES
3-8% SLOPES
0-3% SLOPES
3-8% SLOPES
8-15% SLOPES
0-3% SLOPES
8-15% SLOPES

* REFER TO SOIL SURVEY EASTERN
STANISLAUS AREA, CALIFORNIA
AGRICULTURAL LAND USE,
CROPS LISTED ARE HISTORICAL
DATING TO 1957
LOT LINES EXTEND TO CENTER
LINE OF ROAD EASEMENTS ON SITE.
CONTOURS SHOWN PER THE USGS
QUADRANGLE MAP.

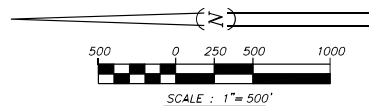
A.P.N. 019-013-002 AND 007
BEING A PORTION OF SECTIONS 11 AND 14,
TOWNSHIP 4 SOUTH, RANGE 11 EAST,
MOUNT DIABLO BASE AND MERIDIAN


HALL FAMILY PARTNERSHIP, LP
ATTN: JILL HALL OR TRACE THOMAS
3622 MONTEPELLIER ROAD
HICKMAN, CA 95323
PH: (209) 614 - 4177

1. CURRENT ZONING: A-2-40 AGRICULTURE
2. CURRENT LAND USE: AGRICULTURE.
3. IRRIGATION BY PUMP/SPRINKLER.
4. POWER BY TURLOCK IRRIGATION DISTRICT.
5. STRUCTURES EXIST ON PROPOSED PARCEL 3, WITH PRIVATE SEPTIC SYSTEM AND WELLS.
6. WATER TABLE: EXCEEDS 15 FEET
7. STRUCTURE SETBACKS WILL ADHERE TO STANISLAUS COUNTY ORDINANCE 12.00.070
8. PROPOSED PARCELS SHALL BE SERVED INDIVIDUALLY BY THEIR OWN PRIVATE WELLS AND SEPTIC SYSTEMS.



VICINITY MAP
NO SCALE



SHEET		HAWKINS & ASSOCIATES ENGINEERING, INC. 456 MITCHELL RD. MODESTO, CA. 95354 PH: (209) 575 - 4295 EX: (209) 578 - 4295	TENTATIVE PARCEL MAP HALL FAMILY PARTNERSHIP, LP A.P.N.: 019-01013-002, 007, & 022 3622 MONTEPELIER ROAD, HICKMAN 95323 STANISLAUS COUNTY, CALIFORNIA		BY: RCS CHK: RHH DATE: 3/6/2025 SCALE: 1"=500' JOB #: 2835.00	RODRICK H. HAWKINS: R.C.E. 50188 L.S. 9489
			1 OF 1	SYM. DATE DESCRIPTION APPD.		

CONDITIONS OF APPROVAL

PARCEL MAP APPLICATION NO. PLN2023-0115
HALL FAMILY PARTNERSHIP LP.

Department of Public Works

1. The recorded parcel map shall be prepared by a licensed land surveyor or a registered civil engineer licensed to practice land surveying in California.
2. All structures shown on the parcel map that are on lot lines shall be removed prior to the parcel map being recorded.
3. Prior to the recording of the parcel map the new parcels shall be surveyed and fully monumented. Monumentation shall conform to the requirements of Section 20.56.230 of Stanislaus County Code and California Business and Professions Code Sections 8700-8805.
4. Prior to issuance of a building permit, an Encroachment Permit shall be obtained for driveway approaches at all points of ingress and egress on the project site and any other work done within the County right-of-way (ROW). Additionally, the access points of on Montpelier Road and Meikle Road, shall be improved to include the following:
 - a. Additional ROW shall be acquired to accommodate right-turn lanes per Stanislaus County.
 - b. Public Works Standards and Specifications Table 3-6.
 - c. Shoulder widening in approach of the intersections as approved by a County Engineer.
 - d. Access roads (non-maintained County roads) or driveways that intersect a roadway which has a pipeline or canal structure, shall have its centerline (of the access road) no less than 85 feet from the closest end of the structure.
 - e. Rural commercial driveway approaches required per Stanislaus County Plate 3-F5.
 - f. A stop sign on private property at each driveway approach.
5. Prior to recording the parcel map or shown on the map, all proposed access easements shown on the parcel map shall be recorded.
6. Prior to recording of the parcel map, an Irrevocable Offer of Dedication (IOD) is required:
 - a. Montpelier Road is classified as an 80-foot major collector. The required ½ width of Montpelier Road is 40 feet east of the centerline of the roadway. An IOD shall be provided to meet the minimum ½ width along Montpelier Road.

- b. Meikle Road is classified as a 60-foot local road. The required ½ width of Meikle Road is 30-feet west of the centerline of the roadway. The existing ROW is 20-feet west of the centerline. The remaining 10 feet west of the centerline shall be dedicated as an IOD.
- i. Prior to the parcel map being recorded, the 30-foot ROW as shown at the southern end of Meikle Road, providing access to parcels 1 and 2, shall be clarified, as referenced documents show non-exclusive access easements, not public ROW.

Department of Planning and Community Development

- 7. The Department of Planning and Community Development shall file a Notice of Exemption and record a Notice of Administrative Conditions and Restrictions (NOAC&R) with the County Clerk-Recorder's Office within 30 days of project approval. The NOAC&R includes: Conditions of Approval/Development Standards and Schedule; any adopted Mitigation Measures; and a project area map. Prior to filing, within five days of approval of this project by the Planning Commission or Board of Supervisors, the applicant shall submit to the Department of Planning and Community Development a check for **\$57.00**, made payable to **Stanislaus County**, for the payment of Clerk-Recorder filing fee.
- 8. The applicant/owner is required to defend, indemnify, or hold harmless the County, its officers, and employees from any claim, action, or proceedings against the County to set aside the approval of the project which is brought within the applicable statute of limitations. The County shall promptly notify the applicant of any claim, action, or proceeding to set aside the approval and shall cooperate fully in the defense.
- 9. The recorded parcel map shall contain the following statement:

"All persons purchasing lots within the boundaries of this approved map should be prepared to accept the inconveniences associated with the agricultural operations, such as noise, odors, flies, dust, or fumes. Stanislaus County has determined that such inconveniences shall not be considered to be a nuisance if agricultural operations are consistent with accepted customs and standards."
- 10. Should any archeological or human remains be discovered during development, work shall be immediately halted within 150 feet of the find until it can be evaluated by a qualified archaeologist. If the find is determined to be historically or culturally significant, appropriate mitigation measures to protect and preserve the resource shall be formulated and implemented. The Central California Information Center shall be notified if the find is deemed historically or culturally significant.
- 11. If human remains are discovered, California Health and Safety Code Section 7050.5 requires you to protect the discovery and notify the County coroner, who will determine if the find is Native American. If the remains are recognized as Native American, the coroner shall then notify the Native American Heritage Commission (NAHC). California Public Resources Code Section 50.97.98 authorizes the NAHC to appoint a Most Likely Descendant who will make recommendation for the treatment of the discovery.

12. All proposed/existing access, irrigation, and utility easements shall be shown on the recorded parcel map. In addition to being shown on the map, easements may also be recorded by separate instrument.
13. Developer shall pay all Public Facilities Impact Fees and Fire Facilities Fees as adopted by Resolution of the Board of Supervisors. The fees shall be payable at the time of issuance of a building permit for any construction in the development project and shall be based on the rates in effect at the time of building permit issuance.
14. Prior to the issuance of building permits for a dwelling, the owner/developer shall pay a fee of \$339.00 per dwelling to the County Sheriff's Department.
15. The applicant/property owner shall record the lot line adjustment, Lot Line Adjustment Application No. PLN2024-0125 – Hall Family Partnership, concurrently with the Parcel Map.

Department of Environmental Resources - Hazardous Materials Division

16. The applicant shall contact the Department of Environmental Resources (DER) regarding any discovery of underground storage tanks, former underground storage tank locations, buried chemicals, buried refuse, or contaminated soil, and appropriate permitting requirements for hazardous materials, and/or wastes. The applicant and/or occupants handling hazardous materials or generating wastes must notify the DER prior to operation.

Turlock Irrigation District

17. Electrical utility easements will be required for all existing electrical utility lines. Easements, to be recorded on the Parcel Map, shall be 20 feet wide along pole line alignment for internal lines and 10 feet wide along property lines for poles lines along the exterior subdivision boundary.

Please note: If Conditions of Approval/Development Standards are amended by the Planning Commission or Board of Supervisors, such amendments will be noted in the upper right-hand corner of the Conditions of Approval/Development Standards; new wording is in bold font, and deleted wording is in strikethrough text.



CEQA Guidelines §15183 Consistency Checklist

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

1. **Project title:** Parcel Map Application No. PLN2023-0115 – Hall Family Partnership, LP.
2. **Lead agency name and address:** Stanislaus County
1010 10th Street, Suite 3400
Modesto, CA 95354
3. **Contact person and phone number:** Emily DeAnda, Associate Planner
4. **Project location:** 3242 Montpelier Road, and 0 Meikle Road, between Lake Road and East Keyes Road, in the Hickman area. (APNs:019-013-002 and 019-013-007).
5. **Project sponsor's name and address:** Linda Jill Hall and Trace Thomas, Hall Family Partnership, LP.
6. **Williamson Act Contract:** 1971-0166
6. **General Plan designation:** Agriculture
7. **Zoning:** A-2-40 (General Agriculture, 40-Acre Minimum)
8. **Description of project:**

Request to subdivide two parcels totaling 759.57± gross acres into three parcels and a designated remainder ranging in size from 160.33± to 236.93± acres in size in the General Agriculture (A-2-40) zoning district. The existing parcels are currently planted in almond orchards, grape vines, and forage crops; no change in the agricultural production on the proposed parcels is anticipated. The current parcels are irrigated with water from on-site irrigation wells via sprinklers and pumps. Each proposed parcel is currently developed with an agricultural well and will maintain the independent ability to irrigate if this request is approved. Proposed Parcel 1 is improved with an existing natural drainage basin. Proposed Parcel 2 is improved with an existing utility pole. The designated remainder is bisected by Turlock Irrigation District (TID)'s High Line Canal along the eastern portion of the parcel. The applicant will continue to utilize existing TID bridges to access portions of the proposed parcel that will be east of the canal. Proposed Parcel 3 is improved with an existing single-family dwelling, agricultural storage building, shed, pond, and private domestic well and septic system.

Proposed Parcel 1 will have direct access onto Meikle Road, a County-maintained Road, and Proposed Parcel 2 will have access to Meikle Road via a 30-foot-wide access easement across Parcel 1 for the benefit of Parcel 2. The designated remainder will have access to Montpelier Road, a County-maintained Road, via a 30-foot-wide access easement across Proposed Parcel 3 for the benefit of the designated remainder. Proposed Parcel 3 will maintain direct access onto Montpelier Road.

A lot line adjustment (LLA) application (Application No. PLN2024-0125 – Hall Family Partnership) is concurrently being processed to adjust the lines between Assessor Parcel Number (APN) 019-013-002 (Proposed Parcels 1-2), APN 019-013-007 (Proposed Parcel 3 and the remainder), and an adjacent parcel to the east of the project to adhere to current farming practice of each parcel. The LLA is reflected on the proposed parcel map under this request and will be recorded concurrent with the parcel map.

-
9. **Surrounding land uses and setting:** Large agriculture parcels with scattered single-family dwellings and almond orchards in all directions; the community of Hickman and poultry farms to the north; the Turlock Irrigation District's Highline Canal to the east; the community of Montpelier to the south; and nursery stock citrus trees, peaches, watermelons and wheat to the west.
10. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):** Stanislaus County Department of Public Works
Department of Environmental Resources
Turlock Irrigation District
11. **Attachments:** Appendix A - Table ES-2 - Summary of Impacts and Mitigation Measures, Stanislaus County 2016 General Plan Environmental Impact Report (EIR)

Appendix B – Central California Information Center Project Records Search, dated February 27, 2009

CEQA Guidelines §15183 Consistency Checklist

Findings

In accordance with California Environmental Quality Act (CEQA) Guidelines §15183, no additional CEQA review is required for the project as the project has been determined to be consistent with the Environmental Impact Report (EIR) certified on August 23, 2016 for the Stanislaus County 2016 General Plan Update (GPU) as the following findings can be made:

1. The project is consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified.
2. There are no project specific effects which are peculiar to the project or its site, and which the GPU EIR failed to analyze as significant effects.
3. There are no potentially significant off-site and/or cumulative impacts which the GPU EIR failed to evaluate.
4. There is no substantial new information which results in more severe impacts than anticipated by the GPU EIR.
5. The project will undertake feasible mitigation measures specified in the GPU EIR.

Overview

This checklist provides an analysis of potential environmental impacts resulting from the project. Following the format of CEQA Guidelines Appendix G, environmental effects are evaluated to determine if the project would result in a potentially significant impact triggering additional review under Guidelines §15183.

- Items checked “Significant Project Impact” indicates that the project could result in a significant effect which either requires mitigation to be reduced to a less than significant level or which has a significant, unmitigated impact.
- Items checked “Impact not identified by the GPU EIR” indicates the project would result in a project specific significant impact (peculiar off-site or cumulative that was not identified in the GPU EIR).
- Items checked “Substantial New Information” indicates that there is new information which leads to a determination that a project impact is more severe than what had been anticipated by the GPU EIR.
- Items checked “Consistent with GPU EIR” indicates that the project meets findings 1-5 listed above, as included in CEQA Guidelines §15183.

In approving a project meeting the requirements under CEQA Guidelines §15183, a public agency shall limit its examination of environmental effects to those which the agency determines, in an initial study or other analysis: (1) Are peculiar to the project or the parcel on which the project would be located; (2) Were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan, with which the project is consistent; (3) Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action; or (4) Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.

If an impact is not peculiar to the parcel or to the project, has been addressed as a significant effect in the prior EIR, or can be substantially mitigated by the imposition of uniformly applied development policies or standards, as contemplated by, then an additional environmental review need not be prepared for the project solely on the basis of that impact.

A summary of staff's analysis of each potential environmental effect is provided below the checklist for each subject area. The GPU EIR, including a list of applicable General Plan policies, references, significance guidelines, and technical studies used to support the analysis can be found at <http://www.stancounty.com/planning/pl/general-plan.shtm>. All feasible mitigation measures have been incorporated into the Updated Stanislaus County General Plan in the form of goals, objectives, policies, action items and programs to reduce the anticipated environmental impacts.

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"/> Energy |
| <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 | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Wildfire | <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 would result in a project specific significant impact (peculiar off-site or cumulative) that was not identified in the GPU EIR.
- ☐ I find that the proposed project could result in a significant effect which either requires mitigation to be reduced to a less than significant level or which has a significant unmitigated impact.
- ☐ I find that the proposed project includes new information which leads to a determination that a project impact is more severe than what had been anticipated by the GPU EIR.
- ☒ I find that all potentially significant effects have been analyzed adequately in the GPU EIR and that with the application of uniformly applied development policies and/or standards, no further environmental review is required.

Signature on file.
Prepared by Emily DeAnda, Associate Planner

March 26, 2025
Date

ISSUES

I. AESTHETICS – Except as provided in Public Resources Code Section 21099, could the project:	Significant Project Impact	Impact Not Identified by GPU EIR	Substantial New Information	Consistent with GPU EIR
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) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?				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 GPU EIR determined that overall, development that would result from implementation of the General Plan would change the existing visual character of the County, but not to a significant extent. The only scenic designation in the County is along I-5, which is not near the project site. The site itself is not considered to be a scenic resource or a unique vista. Community standards generally do not dictate the need or desire for architectural review of agricultural or residential subdivisions.

The GPU EIR found potential impacts associated with light and glare to be significant and unavoidable. However, the inclusion of Land Use Element Goal 2, Policy 16, Implementation Measures 1 and 2 requires that outdoor lighting be efficient and designed to provide minimum impact to the surrounding environment through the use of shielded fixtures which direct light only towards the objects requiring illumination reduces this impact. Any construction that may occur in the future would be required to meet this General Plan policy.

The site itself is not considered to be a scenic resource or unique scenic vista. No construction is proposed at this time. The existing parcels are currently planted in almond orchards, grape vines, and forage crops; no change in the agricultural production on the proposed parcels is anticipated and the parcels will maintain the ability to independently irrigate via irrigation easements.

The project site is currently in agricultural production and used to grow almonds, grapes and forage crops. A single-family dwelling, storage building, shed, pond, private domestic well and septic system are located on the southernmost portion of the project site on the parcel currently assessed as Assessor Parcel Number (APN) 019-013-007 which will be located on Proposed Parcel 3, if approved. Stanislaus County General Plan Agricultural Element Policy 2.8 specifies that the subdivision of agricultural land consisting of unirrigated farmland, unirrigated grazing land, or land enrolled under a Williamson Act contract, into parcels of less than 160 acres in size shall be allowed provided a “no-build” restriction on the construction of any residential development on newly created parcel(s) is observed until one or both of the following criteria is met:

- Ninety percent or more of the parcel shall be in production agriculture use with its own on-site irrigation infrastructure and water rights to independently irrigate. For lands which are not irrigated by surface water, on-site irrigation infrastructure may include a self-contained drip or sprinkler irrigation system. Shared off-site infrastructure for drip or sprinkler irrigation systems, such as well pumps and filters, may be allowed provided recorded long-term maintenance agreements and irrevocable access easements to the infrastructure are in place.
- Use of the parcel includes a confined animal facility (such as a commercial dairy, cattle feedlot, or poultry operation) or a commercial aquaculture operation.

Production agriculture is defined as agriculture for the purpose of producing any and all plant and animal commodities for commercial purposes. In this case, all proposed parcels would meet the 90% production agricultural use as all four proposed parcels are currently used to grow almonds, grapes and forage crops, and will maintain their ability to independently irrigate via micro sprinkler systems and private irrigation wells on-site. Therefore, the “no-build” restriction on the construction of any additional residential development would not be applicable. Proposed Parcel 3 is developed with one single-family dwelling. Proposed Parcels 1-2 and the designated remainder are not currently developed with residential uses. Under the Zoning Ordinance for the A-2 zoning district, each parcel may have a maximum of two dwelling units and one junior accessory dwelling unit (JADU). The second dwelling unit may be either a single-family dwelling or an accessory dwelling unit (ADU). The project was referred to the Department of Conservation for review regarding the Williamson Act; however, no response was received.

Any further development resulting from this project will be consistent with existing uses in the surrounding area permitted in the A-2 (General Agriculture) zoning district. Community standards generally do not dictate the need or desire for architectural review of agricultural or residential subdivisions. Aesthetics associated with the project site are not anticipated to change as a result of this project. The potential for additional dwellings units or accessory structures is similar in nature to the other similarly situated parcels in and around the A-2 zoning district. No signage or lighting is proposed at this time. Accordingly, no adverse impacts to the existing visual character of the site or its surroundings are anticipated. Consistent with the findings of the GPU EIR, the potential impacts associated with Aesthetics are considered to be less than significant. If approved, all proposed parcels will maintain consistency with the density and intensity allowed with the “Agricultural” designation of the General Plan as well as the uses permitted in the A-2 (General Agricultural) zoning district. Accordingly, the potential impacts to Aesthetics are considered to be consistent with those considered in the GPU EIR.

Mitigation: None.

References: Application information; Stanislaus County Zoning Ordinance (Title 21); Stanislaus County 2016 General Plan EIR; the Stanislaus County General Plan and Support Documentation¹.

II. AGRICULTURE AND FOREST RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. -- Would the project:	Significant Project Impact	Impact Not Identified by GPU EIR	Substantial New Information	Consistent with GPU EIR
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X

d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X

Discussion: The GPU EIR determined that impacts to Agriculture and Forest Resources resulting from implementation of the General Plan are less than significant. All proposed parcels are planted in almond trees, grape vines and forage crops. The project proposes to subdivide two parcels totaling 759.57± gross acres into three parcels and a designated remainder ranging in size from 160.33± to 236.93± acres which is consistent with the General Agriculture (A-2-40) zoning district.

The California Department of Conservation's Farmland Mapping and Monitoring Program lists the project site's soil as comprised of Unique Farmland, Farmland of Statewide Importance, Farmland of Local Importance and Prime Farmland. The California Revised Storie Index is a rating system based on soil properties that dictate the potential for soils to be used for irrigated agricultural production in California. This rating system grades soils with an index rating of 81 and above as excellent; 41-60 as fair; 21-40 as poor; 11 to 20 as very poor; and 10 or less as nonagricultural. Grade 1 soils are deemed prime farmland by Stanislaus County's Uniform Rules. The United States Department of Agriculture Natural Resources Conservation Service (USDA NRCS) Web Soil Survey indicates that 24.7% of the property is comprised of Whitney sandy loams (WmB), with 3 to 8% slopes, which has a grade of 4 and index rating of 39; 18% of the site is made up of Whitney and Rocklin sandy loams (WrC), with 8 to 15% slopes, which has a grade of 4 and index ratings of 39 and 31; 12.6% of Madera sandy loam (MdA), with 0 to 2% slopes, which has a grade of 4 and index rating of 30; Hanford sandy loam (HdA), with 0 to 3% slopes, which has a grade of 1 and index rating of 93; 8.2% of Snelling sandy loam (SnA), with 0 to 3% slopes, which has a grade of 1 and index rating of 93; 7.2% Whitney sandy loams (WmC), with 8 to 15% slopes, which has a grade of 4 and index rating of 37; 7.1% of Whitney and Rocklin sandy loams (WrB), with 3 to 8% slopes, which has a grade of 4 and index rating of 39 and 31; 4.2% Montpelier coarse sandy loam (MtB), 3 to 8% slopes, which has a grade of 1 and index rating of 82; 4.2% of Meikle clay (MkA), 0 to 1 percent slopes, which as a grade of 6 and index rating of 9; 2% of Montpelier coarse sandy loam (MtA), with 0 to 3% slopes, which has a grade of 1 and index rating of 88; and 1.8% of Greenfield sandy loam (GsA), 0 to 3% slopes, which has a grade of 1 and index rating of 98. Less than 0.1% of the site is comprised of Rocklin sandy loam (ReB), with 3 to 8% slopes, which has a grade of 4 and index rating of 29; and San Joaquin sandy loam (SaA), 0 to 3% slopes, which has a grade of 5 and index rating of 16. Only 24.2% of the project area qualifies as prime soils.

According to Goal Two, Policy 2.5, Implementation Measure 1, of the General Plan's Agricultural Element, when defining the County's most productive agricultural areas, it is important to recognize that soil types alone should not be the determining factor. With modern management techniques, almost any soil type in Stanislaus County can be extremely productive. Although soil types should be considered, the designation of "most productive agricultural areas" also should be based on existing uses and their contributions to the agricultural sector of our economy. The site is almost entirely planted in almonds which would meet the definition of Prime Farmland under the County's Williamson Act Uniform Rules; however, the project will not convert any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use as the existing production agriculture will remain if approved.

The site is enrolled in the Williamson Act under Contract No. 1971-0166. The proposed subdivision of the project site will comply with the minimum parcel size requirement of 10-acres under the County's Uniform Rules for parcels enrolled within the Williamson Act as the resulting parcels will be over 160± acres in size. Proposed Parcel 3 is developed with a single-family dwelling; however, proposed Parcel 3 is in production agriculture and entirely planted in almond trees, grape vines and forage crops. All four parcels will be over 160 acres in size and are currently in agricultural production and will maintain the ability to independently irrigate, therefore, a "no-build" restriction on the construction of any residential development on the proposed parcels will not be added as a condition of approval. No construction is proposed at this time.

The project was referred to the Department of Conservation (DOC) for review and input; however, no comments related to the project and the project site's enrollment within the Williamson Act were received to date.

The surrounding area is composed of large agriculture parcels with scattered single-family dwellings and almond orchards in all directions.

The current parcels are irrigated with water from on-site irrigation wells via sprinklers and pumps. The proposed parcels will irrigate independently from existing wells on the proposed parcels. The request is not expected to perpetuate any significant conversion of farmland to non-agricultural use or impact agricultural operations.

If approved, all proposed parcels will maintain consistency with the density and intensity allowed with the “Agricultural” designation of the General Plan as well as the uses permitted in the A-2 (General Agricultural) zoning district. No forest lands exist in Stanislaus County. Accordingly, the potential impacts associated with this project to Agriculture and Forest Resources are considered to be consistent with those considered in the GPU EIR.

Mitigation: None.

References: Application information; United States Department of Agriculture NRCS Web Soil Survey; California State Department of Conservation Farmland Mapping and Monitoring Program - Stanislaus County Farmland 2022; Stanislaus County Zoning Ordinance (Title 21); Stanislaus County Williamson Act Uniform Rules; Stanislaus County 2016 General Plan EIR; Stanislaus County General Plan and Support Documentation.¹

III. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. -- Would the project:	Significant Project Impact	Impact Not Identified by GPU EIR	Substantial New Information	Consistent with GPU EIR
a) Conflict with or obstruct implementation of the applicable air quality plan?				X
b) 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?				X
c) Expose sensitive receptors to substantial pollutant concentrations?				X
d) Result in other emissions (such as those odors adversely affecting a substantial number of people)?				X

Discussion: The proposed project is located within the San Joaquin Valley Air Basin (SJVAB) and, therefore, falls under the jurisdiction of the San Joaquin Valley Air Pollution Control District (SJVAPCD). In conjunction with the Stanislaus Council of Governments (StanCOG), the SJVAPCD is responsible for formulating and implementing air pollution control strategies. The SJVAPCD’s most recent air quality plans are the 2007 PM₁₀ (respirable particulate matter) Maintenance Plan, the 2008 PM_{2.5} (fine particulate matter) Plan, and the 2007 Ozone Plan. These plans establish a comprehensive air pollution control program leading to the attainment of state and federal air quality standards in the SJVAB, which has been classified as “extreme non-attainment” for ozone, “attainment” for respirable particulate matter (PM-10), and “non-attainment” for PM 2.5, as defined by the Federal Clean Air Act.

The GPU EIR determined that most impacts to Air Quality resulting from implementation of the General Plan are less than significant. However, it also determined that construction-related emissions in excess of the SJVAB’s thresholds of significance were unquantifiable and thus considered to be significant and unavoidable. Construction-related emissions would vary substantially depending on the level of activity, length of the construction period, specific construction operations, types of equipment, number of personnel, wind and precipitation conditions, and soil moisture content. Should construction activities exceed the SJVAPCD’s thresholds for ROG and NOX of 10 tons per year or PM₁₀ or PM_{2.5} of 15 tons per year, a significant construction-related impact would occur.

No significant change, or impact not identified by the GPU EIR regarding air quality is expected as a result of this project. All proposed parcels will continue to be used for almonds, grapes and forage crops, and no construction is proposed as part of this parcel map request.

However, under the Zoning Ordinance for the A-2 zoning district, each parcel may have a maximum of two dwelling units and one JADU. The second dwelling unit may be either a single-family dwelling or an ADU. Accordingly, all proposed parcels could build a maximum of two dwelling units and one JADU if the project is approved. The second dwelling unit may be either a single-family dwelling or an ADU.

The project was referred to the SJVAPCD and no response has been received to date. Any future construction activities on the proposed parcels would occur in compliance with the A-2 zoning district, and all SJVAPCD regulations.

If approved, all proposed parcels will maintain consistency with the density and intensity allowed with the "Agricultural" designation of the General Plan as well as the uses permitted in the A-2 (General Agricultural) zoning district. Accordingly, the potential impacts to Air Quality are considered to be consistent with those considered in the GPU EIR.

For these reasons, the proposed project would be consistent with the applicable air quality plans. Also, the proposed project would not conflict with applicable regional plans or policies adopted by agencies with jurisdiction over the project and would be considered to have a less than significant impact.

Mitigation: None.

References: Application information; San Joaquin Valley Air Pollution Control District - Regulation VIII Fugitive Dust/PM-10 Synopsis; www.valleyair.org; Stanislaus County 2016 General Plan EIR; San Joaquin Valley Air Pollution Control District's Small Project Analysis Level (SPAL) Guidance, November 13, 2020; Stanislaus County 2016 General Plan EIR; Stanislaus County General Plan and Support Documentation.¹

IV. BIOLOGICAL RESOURCES -- Would the project:	Significant Project Impact	Impact Not Identified by GPU EIR	Substantial New Information	Consistent with GPU EIR
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 state or federally protected wetlands (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 GPU EIR determined that most impacts to Biological Resources resulting from implementation of the General Plan has no impact or a less than significant impact. However, it also determined that there was a significant and

unavoidable impact to the movement of any native resident or migratory fish or wildlife species or established native resident or migratory wildlife corridors, or the use of native wildlife nursery sites, due to potential impacts to riparian habitat.

The project is located within the Montpelier Quad of the California Natural Diversity Database (CNDDDB). There are five animals and six plant species which are state or federally listed, threatened, or identified as species of special concern or a candidate of special concern within the Montpelier California Natural Diversity Database Quad. These species include the California tiger salamander – Central California DPS, western spadefoot, tricolored blackbird, vernal pool fairy shrimp, Hoovers calycadenia, Hoovers spurge, Colusa grass, San Joaquin Valley Orcutt grass, hairy Orcutt grass, and Greenes tuctoria. There are no reported sightings of any of the aforementioned species on the project site; however, the presence of California tiger salamanders was observed 1.99± miles to the northeast during a 1973-1988 food habits study. According to the CNDDDB, San Joaquin Valley Orcutt grass was collected in the Montpelier area approximately 1.72 miles to the south of the project site in the 1930's; however, the species is now presumed extirpated from the location. San Joaquin Valley Orcutt grass, Greene's tuctoria, and Colusa grass were observed 1.74 miles to the northeast of the project site in the past; however, the site is considered extirpated according to the CNDDDB as the area has been developed as a vineyard. There is a very low likelihood that these species are present on the project site as the project site has been ripped and planted for almond trees.

No construction or grading is proposed under this request. Any future development resulting from this project will be consistent with existing uses in the surrounding area permitted in the A-2 (General Agriculture) zoning district or will require additional land use entitlements.

The project was referred to the California Department of Fish and Wildlife which did not provide a response to the project.

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, or wildlife dispersal or mitigation corridors are considered to be less than significant. It does not appear that this project will result in significant impacts to biological resources. Accordingly, the potential impacts to Biological Resources are less significant than those considered in the GPU EIR. Less than significant impacts are considered to be consistent with the GPU EIR.

Mitigation: None.

References: Application information; California Department of Fish and Wildlife's Natural Diversity Database Quad Species List; California Natural Diversity Database, Planning and Community Development GIS, accessed January 14, 2025; Stanislaus County 2016 General Plan EIR; Stanislaus County General Plan and Support Documentation.¹

V. CULTURAL RESOURCES -- Would the project:	Significant Project Impact	Impact Not Identified by GPU EIR	Substantial New Information	Consistent with GPU EIR
a) Cause a substantial adverse change in the significance of a historical resource pursuant to in § 15064.5?				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?				X
c) Disturb any human remains, including those interred outside of formal cemeteries?				X

Discussion: The GPU EIR determined that impacts to Cultural Resources resulting from implementation of the General Plan were significant and unavoidable. The GPU EIR states that development that occurs pursuant to the General Plan, as amended by the project will result in changes to existing cultural resources. At the individual project level, there may be future projects that are consistent with the General Plan, comply with all state and local laws that are protective of significant historical resources, and still result in a significant adverse impact on a historical resource. This project proposes to demolish a portion of a pole barn that is currently located on an existing property line, as well as fill-in the existing waste storage

ponds. Demolition or destruction cannot be mitigated under CEQA. The GPU EIR assumed that there would be development projects with this impact in the future. Therefore, when examined in conjunction with development under the General Plan, the GPU EIR determined that there would be a significant and unavoidable impact to Cultural Resources.

A records search for the project site formulated by the Central California Information Center (CCIC) indicated that there was a moderate sensitivity for the probability of discovery of prehistoric resources, and a high sensitivity for the discovery of previously unrecorded and unevaluated historical resources such as standing buildings 45 years or older, and possibly subsurface historic-era archaeological features, such as domestic refuse and artifact deposits or building foundations, associated with earlier use on the project site. The report indicated that while no formally recorded prehistoric or historical resources are within the project area there is a historic road, as well as historic structures including four buildings or structures (features 56 years in age or older) on the parcel to the south of the project area, APN 019-013-022, which is under common ownership as the project area. There are several historic structures or features adjacent to the project area including Montpelier Road, Southern Pacific Railroad, TID's Highline Canal, and Meikle Road. The CCIC recommended survey, by a qualified archaeologist prior to project implementation, reviewed for the possibility of identifying historic resources. No records were found that indicated the site contained any prehistoric, historic, or archeologic resources previously identified on-site. A condition of approval will be added to the project that will require if any historical resources are discovered during project-related activities, all work is to stop, and a qualified professional is 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 are to be notified immediately for recommended procedures. If human remains are uncovered, all work within 100-feet of the find should halt in compliance with Section 15064.5(e) (1) of CEQA Guidelines and Public Resources Code Section 7060.5. Conditions of approval will be added to the project to ensure these requirements are met.

The project site is improved with a single-family dwelling, accessory buildings, almond trees, grape vines, forage crops and private wells and septic systems. The County does not use age as an indication of historic resources. None of the buildings on-site are federally or state registered as historic structures and are not located within a historic zoning district. No construction is proposed; however, conditions of approval will be placed on the project, requiring that future construction activities shall be halted if any resources are found, until appropriate agencies are contacted, and an archaeological survey is completed.

It does not appear that this project will result in significant impacts to any archaeological or cultural resources. Accordingly, the potential impacts to Cultural Resources are less significant than those considered in the GPU EIR. Less than significant impacts are considered to be consistent with the GPU EIR.

Mitigation: None.

References: Application information; Central California Information Center Report for the project site, dated February 27, 2009; Stanislaus County 2016 General Plan EIR; Stanislaus County General Plan and Support Documentation.¹

VI. ENERGY. -- Would the project:	Significant Project Impact	Impact Not Identified by GPU EIR	Substantial New Information	Consistent with GPU EIR
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?				X
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?				X

Discussion: The GPU EIR determined that impacts to Energy resulting from implementation of the General Plan are less than significant. The CEQA Guidelines Appendix F states that energy consuming equipment and processes, which will be used during construction or operation such as: energy requirements of the project by fuel type and end use, energy conservation equipment and design features, energy supplies that would serve the project, total estimated daily vehicle trips to be generated by the project, and the additional energy consumed per trip by mode, shall be taken into consideration when evaluating energy impacts. Additionally, the project's compliance with applicable state or local energy legislation, policies, and standards must be considered.

No lighting is proposed as part of this project. No construction is proposed; however, if approved, Proposed Parcel 3 will be able to develop a second dwelling and one JADU on each parcel; and Proposed Parcels 1-2 and the designated remainder will be able to develop a total of two dwellings and one JADU on each parcel; the second unit may be either a single-family dwelling or an ADU. Any future construction activities shall be in compliance with all SJVAPCD regulations and with Title 24, Green Building Code, which includes energy efficiency requirements.

As mentioned in Section III – *Air Quality*, the SJVAPCD's Small Project Analysis Level (SPAL) guidance identifies thresholds of significance for criteria pollutant emissions, which are based on the SJVAPCD's New Source Review (NSR) offset requirements for stationary sources. The SJVAPCD's threshold of significance for residential projects is identified as less than 800 one-way vehicle trips for all fleet types except heavy duty trucks. As stated previously, the project may generate an addition of 204 vehicle trips associated with potential residential development on the proposed parcels. As this is below the SJVAPCD's threshold of significance, no significant impacts are anticipated. The project was referred to the SJVAPCD; however, no response has been received for the proposed project.

TID provided a referral response requesting electrical utility easements for all existing electrical utility lines including 20 feet along pole alignment for internal lines and 10 feet along property lines for pole lines along exterior boundaries of the proposed subdivision area. TID's comments will be applied as conditions of approval for the proposed parcels.

It does not appear that this project will result in significant impacts to the wasteful, inefficient, or unnecessary consumption of energy resources. Accordingly, the potential impacts to Energy are considered to be consistent with those evaluated in the GPU EIR.

Mitigation: None.

References: Application information; CEQA Guidelines; Title 16 of County Code; CA Building Code; Stanislaus County Zoning Ordinance (Title 21); San Joaquin Valley Air Pollution Control District's Small Project Analysis Level (SPAL) Guidance, November 13, 2020; Response from TID, dated March 13, 2024; Stanislaus County 2016 General Plan EIR; Stanislaus County General Plan and Support Documentation.¹

VII. GEOLOGY AND SOILS -- Would the project:	Significant Project Impact	Impact Not Identified by GPU EIR	Substantial New Information	Consistent with GPU EIR
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				X
ii) Strong seismic ground shaking?				X
iii) Seismic-related ground failure, including liquefaction?				X
iv) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?				X
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				X
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?				X

e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X

Discussion: As mentioned in Section II - *Agriculture and Forest Resources*, the United States Department of Agriculture Natural Resources Conservation Service (USDA NRCS) Web Soil Survey indicates that the property is primarily comprised of Whitney sandy loams (WmB), with 3 to 8% slopes, with a grade of 4 and index rating of 39; Whitney and Rocklin sandy loams (WrC), with 8 to 15% slopes, with a grade of 4 and index ratings of 39 and 31; and Madera sandy loam (MdA), with 0 to 2% slopes, with a grade of 4 and index rating of 30. The project site is also composed of Hanford sandy loam (HdA), with 0 to 3% slopes, with a grade of 1 and index rating of 93; Snelling sandy loam (SnA), with 0 to 3% slopes, with a grade of 1 and index rating of 93; Whitney sandy loams (WmC), with 8 to 15% slopes, with a grade of 4 and index rating of 37; Whitney and Rocklin sandy loams (WrB), with 3 to 8% slopes, with a grade of 4 and index rating of 39 and 31; Montpellier coarse sandy loam (MtB), 3 to 8% slopes, with a grade of 1 and index rating of 82; Meikle clay (MkA), 0 to 1 percent slopes, which as a grade of 6 and index rating of 9; 2% of Montpellier coarse sandy loam (MtA), with 0 to 3% slopes, with a grade of 1 and index rating of 88; Greenfield sandy loam (GsA), 0 to 3% slopes, with a grade of 1 and index rating of 98; Rocklin sandy loam (ReB), with 3 to 8% slopes, with a grade of 4 and index rating of 29; and San Joaquin sandy loam (SaA), 0 to 3% slopes, with a grade of 5 and index rating of 16. The GPU EIR determined that impacts to Geology and Soils resulting from implementation of the General Plan are less than significant. Existing Goal One, Policy Three, Implementation Measure 1 of the General Plan Safety Element requires enforcement of the Alquist-Priolo Earthquake Fault Zoning Act, which prohibits most construction intended for human occupancy across an active fault trace and strictly regulates construction near an active fault. As contained in Chapter 5 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 at building permit application. 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. The County has updated its General Plan to require that all construction in the County comply with the California Building Code. In addition, the General Plan has added private roads to the types of roads that should be designed to minimize landslide risks. If structures were built in areas susceptible to liquefaction, the foundations could fail and cause damage or collapse of the structure. Compliance with the federal and local erosion-related regulations applicable to the General Plan buildout, i.e., the Storm Water Pollution Prevention Program (SWPPP) that is developed for the site and the requirements of the County's municipal code, would ensure that the construction activities do not result in significant erosion. The project site is not located near an active fault or within a high earthquake zone. Landslides are not likely due to the flat terrain of the area.

Grading permits which require SWPPP compliance are required through the Department of Public Works for any earth moving. Compliance with the Alquist-Priolo Earthquake Fault Zoning Act, the California Building Code, and SWPPP would reduce the risk of loss, injury, or death due to earthquake or soil erosion. Accordingly, the GPU EIR considers this impact to be less than significant, with no mitigation required.

No construction is proposed; however, any future 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 future construction will be designed and built according to the California Building Code and the SWPPP. Any earth moving is subject to Public Works Standards and Specifications, which consider the potential for erosion and run-off prior to permit approval. Any grading, drainage, and erosion/sediment control plans that may be required if future construction occurs, or for any grading, clearing, excavating, filling, or other disturbances of natural terrain, will be subject to Public Works review and Standards and Specifications for any building permit that will create a larger or smaller building footprint. Likewise, any addition or expansion of a septic tank or alternative wastewater disposal system would require the approval of the Department of Environmental Resources (DER) through the building permit process, which also takes soil type into consideration within the specific design requirements. DER – Groundwater Division provided a referral response requiring well construction permits and compliance with all associated DER requirements prior to issuance of a building permit. DER, Public Works, and the Building Permits Division review and approve any building or grading permit to ensure their standards are met. Conditions of approval regarding these standards will be applied to the project and will be triggered when a building permit is requested.

It does not appear that this project will result in significant impacts to any paleontological resources or unique geologic features. However, standard conditions of approval applicable to future development of the parcels regarding the discovery of such resources during the construction process will be added to the project.

The project site is not located near an active fault or within a high earthquake zone. Landslides are not likely due to the flat terrain of the area.

It does not appear that this project will result in significant impacts to geology and soils. Accordingly, the potential impacts to Geology and Soils are considered to be consistent with those evaluated in the GPU EIR.

Mitigation: None.

References: Application information; Referral response from DER – Ground Water Division, dated March 18, 2024; Stanislaus County 2016 General Plan EIR; Stanislaus County General Plan and Support Documentation.¹

VIII. GREENHOUSE GAS EMISSIONS -- Would the project:	Significant Project Impact	Impact Not Identified by GPU EIR	Substantial New Information	Consistent with GPU EIR
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 GPU EIR determined that impacts to Greenhouse Gas (GHG) Emissions resulting from implementation of the General Plan are less than significant.

The principal Greenhouse Gasses (GHGs) are carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), sulfur hexafluoride (SF₆), perfluorocarbons (PFCs), hydrofluorocarbons (HFCs), and water vapor (H₂O). CO₂ is the reference gas for climate change because it is the predominant greenhouse gas emitted. To account for the varying warming potential of different GHGs, GHG emissions are often quantified and reported as CO₂ equivalents (CO₂e). In 2006, California passed the California Global Warming Solutions Act of 2006 (Assembly Bill [AB] No. 32), which requires the California Air Resources Board (ARB) 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. Additionally, SB 375 mandated a reduction target of 5% by 2020 and 10% by 2035 for emissions from land use, automobiles, and light trucks.

The GPU EIR evaluates long-term GHG emissions under full build-out (2035) conditions. Although no operational emissions associated with implementation of the GPU would occur, StanCOG's 2014 Regional Transportation Plan (RTP)/Sustainable Communities Strategy (SCS) ("SB 375" condition) would result in less Vehicle Miles Traveled (VMT) and GHG emissions than without the implementation of 2014 RTP/SCS ("conformity" condition). The RTP/SCS incorporated the land uses reflected in the Stanislaus County General Plan into its projections and the Circulation Element in the GPU were designed to be consistent with the RTP/SCS. Accordingly, a net reduction in mobile source GHG emissions within the unincorporated County is anticipated upon full build out of the GPU. This is consistent with adopted goals to reduce GHG emissions identified in AB 32, as well as the trajectory of statewide GHG legislation. Consequently, the GPU EIR determined that GHG impacts were less than significant.

No construction is proposed; however, the demolition of a portion of an existing pole barn is proposed. The proposed demolition and any possible future construction will be 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), as well as any SJVAPCD standards relevant to future construction on the property. Staff will include a condition of approval on the project requiring that the partial demolition of the existing pole barn and any future construction shall be in compliance with the SJVAPCD's rules and regulations.

No significant impacts from greenhouse gas emissions occurring as a result of this project are anticipated. Accordingly, the potential impacts to Greenhouse Gas Emissions are considered to be consistent with those evaluated in the GPU EIR.

Mitigation: None.

References: Application information; Governor's Office of Planning and Research Technical Advisory, December 2018; Stanislaus County 2016 General Plan EIR; Stanislaus County General Plan and Support Documentation.¹

IX. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:	Significant Project Impact	Impact Not Identified by GPU EIR	Substantial New Information	Consistent with GPU EIR
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 or excessive noise for people residing or working in the project area?				X
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?				X

The GPU EIR determined that the potential for Hazards and Hazardous Materials impacts resulting from implementation of the General Plan are less than significant. Existing Goal Two, Policy Thirteen of the General Plan Safety Element prescribes the preparation of a Hazardous Waste Management Plan. Stanislaus County has prepared this plan, which serves as the guideline for managing hazardous wastes in the County. This plan governs the maintenance of a hazardous materials response team to assist law enforcement and fire agencies during transportation and industrial accidents involving chemical spills. State laws were passed in 1985 that require users of hazardous materials to disclose the type and location of such materials so that emergency response teams can be prepared for potential disasters. Existing Policy One of Goal One of the General Plan Safety Element prescribes that the County follow the policies included in the adopted County of Stanislaus Multi-Jurisdictional Hazard Mitigation Plan. The County routinely consults with the affected school district prior to discretionary approval of new businesses and industry that use hazardous materials near existing school sites as part of the project review process. Additionally, school siting regulations implemented by the Department of Education prohibit locating proposed schools near existing contamination. There are a number of sites in Stanislaus County identified as hazardous materials or contaminated sites pursuant to Government Code Section 65962.5. Many of these sites are undergoing assessment or remediation overseen by the Stanislaus County Division of Environmental Health, CalRecycle (formerly the Integrated Waste Management Board), or the Regional Water Quality Control Board. 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 Commissioner and can only be accomplished after first obtaining the applicable permits. Stanislaus County's DER is responsible for overseeing hazardous materials and has not indicated any particular concerns in this area. The GPU EIR considered hazards and hazardous materials impacts to be a less-than-significant impact due to General Plan policies, and existing state and County regulatory programs which reduce potential hazards. A referral response from the Hazardous Materials Division of Stanislaus County's DER is requiring the applicant to contact DER regarding appropriate permitting requirements for hazardous materials and/or wastes, if applicable. The proposed use is not recognized as a generator and/or consumer of hazardous materials, therefore no significant impacts associated with hazards or hazardous materials are anticipated to occur as a result of the proposed project.

Pesticide exposure is a risk in areas located in the vicinity of agriculture. Sources of exposure include contaminated groundwater, which is consumed, and drift from spray applications. Application of sprays is strictly controlled by the Agricultural Commissioner and can only be accomplished after first obtaining permits. The project was referred to the Stanislaus County Agricultural Commissioner, and no comments have been received to date.

The project site is not listed on the EnviroStor database managed by the CA Department of Toxic Substances Control or within the vicinity of any airport. The groundwater is not known to be contaminated in this area. The site is located in a Local Responsibility Area (LRA) for fire protection and is served by Stanislaus Consolidated Fire Protection (SCFP) District. The project was referred to the SCFP District, and no comments have been received to date.

No significant impacts associated with hazards or hazardous materials are anticipated to occur as a result of the proposed project. Accordingly, the potential Hazards and Hazardous Materials impacts are considered to be consistent with those evaluated in the GPU EIR.

The project site is not within the vicinity of any airstrip or wildlands.

Mitigation: None.

References: Application information; Referral response from Stanislaus County's DER Hazardous Materials Division, dated March 13, 2024; Department of Toxic Substances Control's data management system (EnviroStar), accessed on January 15, 2025; Stanislaus County Airport Land Use Compatibility Plan; Stanislaus County 2016 General Plan EIR; Stanislaus County General Plan and Support Documentation.¹

X. HYDROLOGY AND WATER QUALITY -- Would the project:	Significant Project Impact	Impact Not Identified by GPU EIR	Substantial New Information	Consistent with GPU EIR
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?				X
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?				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 or through the addition of impervious surfaces, in a manner which would:				X
(i) Result in substantial erosion or siltation on – or off-site;				X
(ii) Substantially increase the rate of amount of surface runoff in a manner which would result in flooding on- or off-site;				X

(iii) Create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff; or				X
(iv) Impede or redirect flood flows?				X
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				X

Discussion: The GPU EIR determined that most potential impacts to Hydrology and Water Quality resulting from implementation of the General Plan are less than significant. The General Plan Update integrated multiple goals, policies, and implementation measures into the General Plan which address management efforts that aim to protect natural vegetation, riparian habitat, and water quantity and quality; minimizing the potential for the release of pollutants and violation of water quality standards, or the altering of drainage patterns or the course of a stream or river. Furthermore, additional regional, state, and federal regulations would also reduce the potential for violation of water quality standards. Water quality protection measures are enforced by the Central Valley Regional Water Quality Control Board (RWQCB) under various National Pollutant Discharge Elimination System (NPDES) programs for municipal separate storm sewer systems, construction sites greater than one acre, and industrial operations. Stanislaus County has implemented their Storm Water Management Program under the NPDES Phase II MS4 General Permit that includes programs to eliminate illicit discharges, control construction site storm water runoff, and meet postconstruction storm water runoff goals to improve water quality protection. Adherence with the storm water management plan and the various municipal, industrial, and construction NPDES program requirements would ensure that pollutants are not released to nearby surface water bodies or groundwater during short-term construction efforts, or long-term operation of industrial or agricultural facilities.

Areas subject to flooding have been identified in accordance with the Federal Emergency Management Act (FEMA). Under the Goal One, Policy Two of the Safety Element of the General Plan, development is not allowed in areas that are within the designated floodway. For projects located within a flood zone, requirements are addressed by the Building Permits Division during the building permit process. No construction is permitted within the floodway. The project site is located in FEMA Flood Zone X, which includes areas determined to be outside the 0.2% annual chance floodplains and is not located within a floodway.

This is a request to subdivide two parcels totaling 759.57± gross acres into three parcels and a designated remainder ranging in size from 160.33± to 236.93± acres in size in the General Agriculture (A-2-40) zoning district. The project proposes to maintain storm water runoff on-site through overland drainage. No construction is proposed at this time; however, if approved, up to two dwelling units and a JADU may be developed on each proposed parcel. If developed, additional septic systems and domestic wells would be required for the currently undeveloped Proposed Parcels 1-2 and the designated remainder.

The GPU EIR determined that future development under the General Plan Update could result in an increase in the number of persons and property potentially at risk from flooding due to a catastrophic levee or dam failure. However, compliance with the requirements of existing emergency management plans and the Central Valley Flood Protection Board, coupled with implementation of the General Plan Update Safety Element policies associated with Goal One ("Prevent loss of life and reduce property damage as a result of natural disasters"), would reduce this potential effect to less than significant. The GPU EIR stated that the County is not at risk due to inundation from a tsunami because of its distance from the ocean. However, there is a risk of seiche from major bodies of water such as the Woodward, Turlock, and Modesto reservoirs. However, given the relatively small size of these reservoirs, potential impacts would remain localized to recreational users on these reservoirs. The County also possesses a geologic and climate setting not particularly prone to mud flows.

The project is not expected to significantly impact water quality, groundwater supplies, or groundwater recharge. The current absorption patterns of water upon this property are not expected to be altered; however, current standards require that all of a project's storm water be maintained on-site and, as such, a Grading and Drainage Plan, to be reviewed and approved by the Department of Public Works shall be submitted with any building permit for the project site that will create a larger or smaller building footprint; this will be included as a condition of approval for the project should construction occur.

on-site in the future. Additionally, any future construction involving septic systems will be reviewed under the Building Permit process and must be reviewed and approved by DER and adhere to current Local Agency Management Program (LAMP) standards. LAMP standards include minimum setback from wells to prevent negative impacts to groundwater quality. Conditions of approval reflecting these requirements will be added to the project.

The Sustainable Groundwater Management Act (SGMA) was passed in 2014 with the goal of ensuring the long-term sustainable management of California's groundwater resources. SGMA requires agencies throughout California to meet certain requirements including forming Groundwater Sustainability Agencies (GSAs), developing Groundwater Sustainability Plans (GSPs), and achieving balanced groundwater levels within 20 years. The GPU added goals, policies, and implementation measures into the General Plan which addressed management efforts that aim to protect water quantity. However, because the GSPs for each groundwater basin in the County had not yet been completed, impacts to groundwater supplies and groundwater recharge were determined to be a significant and unavoidable impact. The GPU EIR also stated that once these plans take effect and are implemented, the impact would be less than significant. Since adoption of the GPU EIR the Stanislaus County's DER has completed the formation of the necessary GSAs. Public and private water agencies and user groups within each of the four groundwater subbasins underlying the County work together as GSAs to implement the SGMA. DER is a participating member in five GSAs. The project site is located with the East Turlock Subbasin Groundwater Sustainability Agency (GSA) which, in conjunction with the West Turlock GSA, is tasked with ensuring compliance with the SGMA through a Groundwater Sustainability Plan (GSP) which was adopted on January 6, 2022, by the East Turlock Subbasin GSA.

Stanislaus County is also regulated under the Groundwater Ordinance, adopted in November 2014 (Chapter 9.37 of the County Code, hereinafter, the "Ordinance"), that codifies requirements, prohibitions, and exemptions intended to help promote sustainable groundwater extraction in unincorporated areas of the County. The Ordinance prohibits the unsustainable extraction of groundwater and makes issuing permits for new wells, which are not exempt from this prohibition, discretionary. Further, for unincorporated areas covered in an adopted GSP pursuant to SGMA, the County can require holders of permits for wells it reasonably concludes are withdrawing groundwater unsustainably to provide substantial evidence that continued operation of such wells does not constitute unsustainable extraction and has the authority to regulate future groundwater extraction.

In addition to GSPs and the Ordinance, the County General Plan includes goals, policies, and implementation measures focused on protecting groundwater resources. Projects with a potential to affect groundwater recharge or that involve the construction of new wells are referred to the DER for review. The DER evaluates these projects for compliance with the Ordinance and refers projects to the applicable GSAs for determination whether or not they are compliance with an approved GSP. Any future proposals for new wells will be subject to review under the County's Well Permitting Program, which will determine whether a new well will require environmental review. A referral response received from the DER's Groundwater Division requires that prior to issuance of a building permit, well construction permit applications shall demonstrate compliance with Drought Executive Order N-7-22; and any new well shall demonstrate that the well is exempt from the prohibition provided pursuant to Stanislaus County Ordinance Code (SCOC) Section 9.37.040, or that extraction of groundwater from the proposed well will not constitute unsustainable extraction of groundwater (Section 9.37.045).

The current parcels are irrigated with water from on-site irrigation wells via sprinklers and pumps. The proposed parcels will irrigate independently from wells on individual parcels. The irrigation well and filter system located on the designated remainder may be abandoned in the future due to a section of the 30-foot-wide private road easement proposed over the existing well site.

The project was referred to the Central Valley Regional Water Quality Control Board (CVRWQCB) and the East Turlock Subbasin GSA; however, no responses were received.

The project site is located within TID boundaries. The project was referred to TID which responded with no comments regarding water use for the proposed project.

No significant impacts associated with hydrology and water quality are anticipated to occur as a result of the proposed project. Accordingly, the potential Hydrology and Water Quality impacts are considered to be less than significant than those evaluated in the GPU EIR. Less than significant impacts are considered to be consistent with the GPU EIR.

Mitigation: None.

References: Application information; Referral response received from Stanislaus County's DER – Groundwater Division, dated March 18, 2024; Response from TID, dated March 13, 2024; Stanislaus County 2016 General Plan EIR; Stanislaus County General Plan and Support Documentation.¹

XI. LAND USE AND PLANNING -- Would the project:				
	Significant Project Impact	Impact Not Identified by GPU EIR	Substantial New Information	Consistent with GPU EIR
a) Physically divide an established community?				X
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?				X

Discussion: The GPU EIR determined that the potential for Land Use and Planning impacts resulting from implementation of the General Plan were less than significant. The GPU did not propose any changes to the County's land use map or the existing boundaries of the land use designations but did incorporate changes to legislation, regulatory codes, and local standards as well as some minor revisions to General Plan language and some policy improvements. This project is being processed under the same land use regulations and designations that were in place at the time of adoption of the GPU EIR.

The project site is designated Agriculture by the Stanislaus County General Plan land use diagrams and zoned General Agriculture (A-2-40). The applicant is requesting to subdivide two parcels totaling 759.57± gross acres into three parcels and a designated remainder ranging in size from 160.33± to 236.93± acres in size in the General Agriculture (A-2-40) zoning district. Each proposed parcel meets the 40-acre minimum parcel size of the A-2-40 zoning district for new parcels pursuant to Section 21.20.060 of the Stanislaus County Zoning Ordinance.

As discussed within Section I – *Aesthetics*, Stanislaus County General Plan Agricultural Element Policy 2.8 specifies that the subdivision of agricultural land consisting of unirrigated farmland, unirrigated grazing land, or land enrolled under a Williamson Act contract, into parcels of less than 160 acres in size shall be allowed provided a “no-build” restriction on the construction of any residential development on newly created parcel(s) is observed until one or both of the following criteria is met:

- Ninety percent or more of the parcel shall be in production agriculture use with its own on-site irrigation infrastructure and water rights to independently irrigate. For lands which are not irrigated by surface water, on-site irrigation infrastructure may include a self-contained drip or sprinkler irrigation system. Shared off-site infrastructure for drip or sprinkler irrigation systems, such as well pumps and filters, may be allowed provided recorded long-term maintenance agreements and irrevocable access easements to the infrastructure are in place.
- Use of the parcel includes a confined animal facility (such as a commercial dairy, cattle feedlot, or poultry operation) or a commercial aquaculture operation.

Production agriculture is defined as agriculture for the purpose of producing any and all plant and animal commodities for commercial purposes. All four proposed parcels will be over 160 acres in size, are considered irrigated farmland with the ability to independently irrigate, and ninety percent or more of the proposed parcels are in production agriculture use (almonds, grapes, and forage crops); therefore, a “no-build” restriction on the construction of any residential development on the proposed parcels will not be added as a condition of approval. Proposed Parcel 3 is already developed with a single-family dwelling. Proposed Parcels 1-2 and the designated remainder are not currently developed with residential uses. Under the Zoning Ordinance for the A-2 zoning district, Proposed Parcel 3 can be developed with a second dwelling unit and one JADU in addition to the existing single-family dwelling; the second dwelling unit may be a single-family dwelling or an ADU. Proposed Parcels 1-2 and the designated remainder may be developed with a maximum of two dwelling units and one JADU. The second dwelling unit may be either a single-family dwelling or an ADU. Any further development resulting from this project will be consistent with existing uses in the surrounding area permitted in the A-2 (General Agriculture) zoning district.

The surrounding area is composed of large agriculture parcels with scattered single-family dwellings and almond orchards in all directions; the community of Hickman and poultry farms to the north; TID's Highline Canal to the east; the community of Montpelier to the south; and nursery stock citrus trees, peaches, watermelons and wheat to the west.

The request is not expected to perpetuate any significant conversion of farmland to non-agricultural use or impact agricultural operations as the almonds, grapes and forage crops are proposed to remain across the project area.

After the submittal of the parcel map request, a LLA application (Application No. PLN2024-0125 – Hall Family Partnership) was submitted on December 6, 2024 and is concurrently being processed to adjust the lines between APN 019-013-002 (Proposed Parcels 1-2), APN 019-013-007 (Proposed Parcel 3 and the remainder), and an adjacent parcel to the east of the project to adhere to current farming practice of each parcel. The LLA is reflected on the parcel map under this request and will be recorded concurrent with the parcel map.

The proposed use will not physically divide an established community and/or conflict with any habitat conservation plan or natural community conservation plan. This project is not known to conflict with any adopted land use plan, policy, or regulation of any agency with jurisdiction over the project. The proposed parcels meet the Subdivision Ordinance's access and design criteria required for the creation of new parcels. No significant impacts associated with land use and planning are anticipated to occur as a result of the proposed project. Accordingly, the potential Land Use and Planning impacts are considered to be consistent with those evaluated in the GPU EIR.

Mitigation: None.

References: Application information; Stanislaus County Zoning Ordinance (Title 21); State of California Government Code; Stanislaus County 2016 General Plan EIR; Stanislaus County General Plan and Support Documentation.¹

XII. MINERAL RESOURCES -- Would the project:	Significant Project Impact	Impact Not Identified by GPU EIR	Substantial New Information	Consistent with GPU EIR
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 GPU EIR determined that the potential impacts to Mineral Resources resulting from implementation of the General Plan were beneficial, and accordingly considered to be less than significant. The GPU incorporated an amendment to the Conservation and Open Space Element's Goal Nine, Policy 26, Implementation measures 2 and 3 which address the management of mineral resources. Additionally, 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 and is incorporated into the General Plan's Conservation and Open Space Element. There are no known significant resources on the site, nor is the project site located in a geological area known to produce mineral resources. Accordingly, the potential impacts to Mineral Resources are considered to be consistent with those evaluated in the GPU EIR.

Mitigation: None.

References: Application information; Stanislaus County 2016 General Plan EIR; Stanislaus County General Plan and Support Documentation.¹

XIII. NOISE -- Would the project result in:	Significant Project Impact	Impact Not Identified by GPU EIR	Substantial New Information	Consistent with GPU EIR
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				X
b) Generation of excessive groundborne vibration or groundborne noise levels?				X
c) For a project located within the vicinity of a private airstrip or 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

Discussion: The GPU EIR determined that most potential noise impacts resulting from implementation of the General Plan are less than significant. However, the GPU EIR did identify potential temporary or permanent ambient noise levels which exceed existing standards as significant and unavoidable due projected traffic noise levels in year 2035 which would result in noise levels of 60 Ldn or greater on several roadway segments within the County.

The Stanislaus County General Plan identifies noise levels up to 75 dB Ldn (or CNEL) as the normally acceptable level of noise for agricultural uses. Additionally, agricultural activity is exempt from the Stanislaus County Noise Control Ordinance (Ord. CS 1070 §2, 2010). Existing noise generated from Meikle and Montpelier Roads and neighboring agricultural operations currently exists on the project site. The area's ambient noise level is not expected to increase. Any future construction activities are required to meet the noise standards included in the General Plan and the Noise Ordinance.

The site is not located within an airport land use plan. No noise impacts associated with the parcellation of the project site have been identified. Accordingly, the potential Noise impacts are considered to be consistent with those evaluated in the GPU EIR.

Mitigation: None.

References: Application information; Stanislaus County Noise Control Ordinance (Title 10); Stanislaus County General Plan, Chapter IV – Noise Element; Stanislaus County 2016 General Plan EIR; Stanislaus County General Plan and Support Documentation.¹

XIV. POPULATION AND HOUSING -- Would the project:	Significant Project Impact	Impact Not Identified by GPU EIR	Substantial New Information	Consistent with GPU EIR
a) Induce substantial unplanned 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 people or housing, necessitating the construction of replacement housing elsewhere?				X

Discussion: The GPU EIR determined that the potential for Population and Housing impacts resulting from implementation of the General Plan were less than significant. Although the Housing Element was updated through a separate process, the GPU EIR integrated population projections adopted by StanCOG that extend the planning horizon to 2035 to ensure consistency between the GPU and the RTP/SCS. StanCOG's regional growth forecast predicts a population for the unincorporated County jurisdiction of 133,753 in 2035, which represents an increase of approximately 23,517 people, or approximately 21%, from its 2010 population (Stanislaus Council of Governments 2013). This is a yearly increase of approximately 0.8%. The majority of this growth is anticipated to occur within existing community plan areas and in unincorporated pockets of existing cities which are designated in the Land Use Element as Residential. Agricultural areas, not designated as Residential in the Land Use Element of the General Plan, would be required to be rezoned and approved by a majority vote of the County through the Measure E process in order to be residentially developed. Unincorporated Disadvantaged Communities were inventoried and needed upgrades to public services were also identified with the GPU. The Airport Land Use Compatibility Plan (ALUCP) update was identified in the GPU EIR as less than significant because it does not displace any existing housing. However, it does affect the potential for future development. Although no direct impacts occurring as a result of implementation of the General Plan were identified in the GPU EIR, the EIR did identify indirect impacts that could occur through individual developments that are consistent with the General Plan and the extension of roads and other infrastructure as the County becomes more built out as 2035 approaches. The Stanislaus County General Plan Update revised certain General Plan policies but did not substantially change where future development would occur.

The Housing Element was updated after adoption of the GPU EIR, in 2016, to address the 5th cycle Regional Housing Needs Allocation (RHNA) for the County. The site is not included in the vacant sites inventory for the 2016 Stanislaus County Housing Element, which covers the 5th cycle Regional Housing Needs Allocation (RHNA) or the draft 2023 6th cycle RHNA for the county and will therefore not impact the County's ability to meet their RHNA. The proposed project will not create significant service extensions or new infrastructure which could be considered as growth inducing; any development resulting from this project will be consistent with existing uses in the surrounding area permitted in the A-2 (General Agriculture) zoning district.

If approved, Proposed Parcel 3 may have a second dwelling and a JADU in addition to the existing single-family dwelling on-site; the second dwelling may be a single-family dwelling or an ADU. Proposed Parcels 1-2 and the designated remainder may have a maximum of two dwelling units and a JADU in accordance with the A-2 zoning district; and the second dwelling unit may be either a single-family dwelling or an ADU. Any development resulting from this project will be consistent with existing uses in the surrounding area permitted in the A-2 (General Agriculture) zoning district.

Mitigation: None.

References: Application information; Stanislaus County Zoning Ordinance (Title 21); Stanislaus County General Plan, Chapter VI – Housing Element; Stanislaus County 2016 General Plan EIR; Stanislaus County General Plan and Support Documentation.¹

XV. PUBLIC SERVICES --	Significant Project Impact	Impact Not Identified by GPU EIR	Substantial New Information	Consistent with GPU EIR
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 GPU EIR determined that the potential for impacts to public services resulting from implementation of the General Plan were less than significant. The County has adopted Public Facilities Fees (PFF), School, as well as Fire Facility Fees on behalf of the appropriate district, to address impacts to public services. Any new dwellings as a result of the proposed subdivision will be required to pay the applicable PFF 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. No construction is proposed; however, should future construction occur on-site, all applicable adopted PFF will be required to be paid at the time of building permit issuance.

This project was circulated to the Hickman Community Charter School District, Hughson Unified School District, and Denair Unified School District; SCFP District; Stanislaus County Sheriff's Office; Eastside Water Irrigation District; and Stanislaus County Public Works Department during the early consultation referral period; and no concerns were received regarding public services.

The designated remainder will be bisected by the TID's High Line Canal along the eastern portion of the property. The applicant proposes to continue utilizing existing private bridges to access the 16.10-acre portion of the designated remainder that will be east of the canal. The project was circulated to TID. TID responded with a comment regarding access over the Highline Canal requesting that the applicant apply for and receive a TID Encroachment Permit or provide evidence of existing agreement to utilize the private bridges and canal embankments to access property. TID further clarified that bridges to be utilized for this purpose shall be reviewed and certified for the proposed loading and access frequency by a Civil Engineer licensed in the State of California. Construction requirements and improvements will not be required on the designated remainder under this request; however, if future construction or development occurs on the designated remainder, TID's requirements may apply.

The project is not anticipated to have any significant adverse impact on County services. The potential impacts to Public Services are considered to be consistent with those evaluated in the GPU EIR.

Mitigation: None.

References: Application information; Referral response from TID, dated March 14, 2024; Stanislaus County 2016 General Plan EIR; Stanislaus County General Plan and Support Documentation¹.

XVI. RECREATION --				
	Significant Project Impact	Impact Not Identified by GPU EIR	Substantial New Information	Consistent with GPU EIR
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 GPU EIR determined that the potential for impacts to recreational facilities or development which would require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment resulting from implementation of the General Plan to be less than significant. However, impacts to neighborhood and regional parks or other recreational facilities were considered to be significant and unavoidable due to the population and housing increase projected under the GPU which would increase the demands on Stanislaus County parks and recreational facilities. If approved, each parcel will be able to maintain up to two single-family dwellings and one ADU in accordance with the A-2 zoning district. However, this project is not anticipated to increase demands for recreational facilities. Accordingly, the potential impacts to Recreation are considered to be consistent with those evaluated in the GPU EIR.

Mitigation: None.

References: Application information; Stanislaus County Zoning Ordinance (Title 21); Stanislaus County 2016 General Plan EIR; Stanislaus County General Plan and Support Documentation.¹

XVII. TRANSPORTATION-- Would the project:	Significant Project Impact	Impact Not Identified by GPU EIR	Substantial New Information	Consistent with GPU EIR
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?				X
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?				X
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
d) Result in inadequate emergency access?				X

Discussion: The GPU EIR identified that there were no significant impacts to existing program plans, ordinances, or policies addressing circulation to Vehicle Miles Traveled (VMT) or to increased hazards of the transportation system, or to emergency access. Although the calculation of VMT is simply the number of cars multiplied by the distance traveled by each car, VMT performance measures can be reported differently. For this project, VMT was reported based on the sum of all vehicle trips originating and terminating within unincorporated Stanislaus County boundaries and half of the VMT associated with trips with an origin or destination outside of unincorporated Stanislaus County. Trips that have neither an origin nor destination within the County are not included in the VMT total, as County General Plan policies cannot appreciably affect the amount of through traffic in the area within its jurisdiction. The total VMT is then divided by the unincorporated County's total service population, defined as the residential population plus the number of jobs. The General Plan Update includes new population and employment growth that would generate additional VMT, which would result in increased air pollutant and GHG emissions as well as additional energy consumption from vehicle travel. However, the expected location of the employment and household growth results in a slight decline in VMT generated per household and service population. Additionally, policies were incorporated into the General Plan to mitigate potential hazards due to transportation design features and increase safety, and to ensure adequate emergency access.

The GPU EIR did find that due to the population projections and the planned road infrastructure incorporated into the General Plan, implementation of the GPU would have a significant and unavoidable impact resulting in traffic operations below the minimum acceptable thresholds on roadways outside Stanislaus County's jurisdiction, in transportation network changes that would prevent the efficient movement of goods within the County (cumulative impact only identified), and additional vehicle, bicycle, or pedestrian travel on roadways or other facilities that do not meet current County design standards.

No construction is proposed as a part of this project. No development is being proposed as part of this project. However, if approved, each parcel will be able to maintain up to two single-family dwellings and one JADU in accordance with the A-2 zoning district.

Proposed Parcel 1 will have direct access onto Meikle Road, a County-maintained Road, and Proposed Parcel 2 will have access to Meikle Road via a 30-foot-wide access easement across Proposed Parcel 1 for the benefit of Proposed Parcel 2. The designated remainder will access have to Montpelier Road, a County-maintained Road, via a 30-foot-wide access easement across Proposed Parcel 3 for the benefit of the designated remainder. Proposed Parcel 3 will maintain direct access onto Montpelier Road.

Meikle Road, a County-maintained Road, is classified as a 60-foot Local Road. The required half-width of Meikle Road is 30 feet west of the centerline of the roadway. The existing right-of-way is 20 feet west of the centerline. Montpelier Road, a County-maintained Road, is classified as a 80-foot Major Collector road. The required half-width of Montpelier Road is 40-feet east of the centerline of the roadway. The project was referred to Stanislaus County Public Works Department who commented that prior to the recording of the final map, the remaining 10 feet of the ultimate half-width of Claribel Road shall

be dedicated as an Irrevocable Offer of Dedication (IOD); and that the ultimate half-width of 40 feet for Montpelier Road be dedicated as an IOD. The comments received from Public Works will be added to the project as a condition of approval.

The Department of Public Works also requested standard conditions approval in their referral response related to recording of the map, including surveying and monumenting of the new parcels, removal of any structures not shown on the proposed parcel map, and requiring the recorded map to be prepared by a licensed engineer or surveyor. Conditions of approval addressing their comments will be added to the project. The potential impacts to transportation are considered to be consistent with those evaluated in the GPU EIR.

Mitigation: None.

References: Application information; CEQA Guidelines Section 15064.3; Governor's Office of Planning and Research Technical Advisory, December 2018; Stanislaus County 2016 General Plan EIR; Referral response from Stanislaus County Public Works Department, dated January 17, 2025; Stanislaus County 2016 General Plan EIR; Stanislaus County General Plan and Support Documentation. ¹

XVIII. TRIBAL RESOURCES-- Would the project:	Significant Project Impact	Impact Not Identified by GPU EIR	Substantial New Information	Consistent with GPU EIR
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California native American tribe, and that is:				X
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or				X
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set for the in subdivision (c) of Public Resource Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.				X

Discussion: The GPU EIR determined that impacts to Cultural Resources resulting from implementation of the General Plan were significant and unavoidable. The GPU EIR states that development that occurs pursuant to the General Plan, as amended by the project will result in changes to existing cultural resources. At the individual project level, there may be future projects that are consistent with the General Plan, comply with all state and local laws that are protective of significant historical resources, and still result in a significant adverse impact on a historical resource. Typically, this would be a project that demolishes or otherwise destroys a significant historical resource. Demolition or destruction cannot be mitigated under CEQA. The GPU EIR assumed that there would be development projects with this impact in the future. Therefore, when examined in conjunction with development under the General Plan, the GPU EIR determined that there would be a significant and unavoidable impact to Cultural Resources.

It does not appear that this project will result in significant impacts to any archaeological or cultural resources. The project area is already improved with multiple buildings. In accordance with SB 18 and AB 52, this project was not referred to the tribes listed with the Native American Heritage Commission (NAHC), as the project is not a General Plan Amendment and no tribes have requested consultation or project referral noticing. A records search for the project area formulated by the

CCIC dated February 27, 2009, indicated that there was a moderate sensitivity for the probability of discovery of prehistoric resources, and a high sensitivity for the discovery of previously unrecorded and unevaluated historical resources such as standing buildings 45 years or older, and possibly subsurface historic-era archaeological features, such as domestic refuse and artifact deposits or building foundations, associated with earlier use on the project site. The report indicated that while no formally recorded prehistoric or historical resources are within the project area, there is a historic road as well as historic structures including four buildings or structures (features 56 years in age or older) on an adjacent parcel to the south, APN 019-013-022, which is under common ownership as the parcels under this request. There are also several historic structures or features adjacent to the project area including Montpelier Road, Southern Pacific Railroad, Highline Canal, and Meikle Road. The CCIC recommended survey by a qualified archaeologist prior to project implementation review for the possibility of identifying historic resources. No records were found that indicated the site contained any prehistoric, historic, or archeologic resources previously identified on-site.

A condition of approval will be added to the project that will require if any cultural, historical, or tribal resources are found during future construction activities or during project-related activities, all work is to stop, and a qualified professional is 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 are to be notified immediately for recommended procedures. If human remains are uncovered, all work within 100-feet of the find should halt in compliance with Section 15064.5(e) (1) of CEQA Guidelines and Public Resources Code Section 7060.5. Conditions of approval will be added to the project to ensure these requirements are met.

It does not appear that this project will result in significant impacts to any Tribal Cultural Resources. Accordingly, the potential impacts to Tribal Resources are less significant than those considered in the GPU EIR. Less than significant impacts are considered to be consistent with the GPU EIR.

Mitigation: None.

References: Application information; CCIC Report for the project site, dated February 27, 2009; Stanislaus County 2016 General Plan EIR; Stanislaus County General Plan and Support Documentation.¹

XIX. UTILITIES AND SERVICE SYSTEMS -- Would the project:				
	Significant Project Impact	Impact Not Identified by GPU EIR	Substantial New Information	Consistent with GPU EIR
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?				X
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?				X
c) 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
d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?				X

e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?				X
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Discussion: The GPU EIR determined that most of the potential for impacts to utilities and service systems resulting from implementation of the General Plan were less than significant. However, the GPU EIR analysis of the population projections covering the 2035 planning horizon of the General Plan did identify significant and unavoidable impacts in terms of wastewater and water treatment facility capacity to serve this projected future development. Further, some existing water and wastewater systems, specifically those identified in the Disadvantaged Communities Report, were determined to be at capacity or in need of improvements. The CVRWQCB will set the specific waste discharge requirements for any new or expanded wastewater treatment facility as part of its permit for that facility. Future water and wastewater treatment facilities will be required by law to operate in compliance with any and all requirements of the CVRWQCB permits. Additionally, any expansion of these facilities would require additional CEQA review.

Limitations on providing services have not been identified. The project proposes to utilize existing private wells and existing septic facilities on Proposed Parcel 3. If approved, each proposed parcel may have two dwelling units and a JADU; the second dwelling unit may be either a single-family dwelling or an ADU. While no additional wells, septic systems or construction is proposed as part of this request, any intensity of these utilities in the future will be subject to any regulatory requirements during the building permitting phase should a permit be applied for at a later date. For any building permit that will create a larger or smaller building footprint, or for any grading, clearing, excavating, filling, or other disturbances of natural terrain, a grading, drainage, and erosion/sediment control plan for the project will be required, subject to Public Works review and Standards and Specifications. DER, Public Works, and the Building Permits Division review and approve any building or grading permit to ensure their standards are met. Any addition or expansion of a septic tank or alternative wastewater disposal system would require the approval of DER through the building permit process. Conditions of approval regarding these standards will be applied to the project and will be triggered when a building permit is requested.

There are no additional wells proposed as part of this request; however, in the future if Proposed Parcels 1-2 and the designated remainder are developed with residential uses, additional domestic wells will be subject to all applicable rules, regulations and standards as discussed above in Section X – *Hydrology and Water Quality* of this document.

The current parcels are irrigated with water from on-site irrigation wells via sprinklers and pumps. The proposed parcels will irrigate independently from the existing wells on individual parcels.

The project was referred to the CVRWQCB and the East Turlock Subbasin GSA; however, no responses were received.

The project was referred to TID which responded requiring electrical utility easements for all existing electrical utility lines as follows: 20 feet along pole line alignment for internal lines and 10 feet along property lines for pole lines along exterior boundary of the project area. Additionally, TID requested that the applicant work with their department to ensure existing bridges to be utilized over the High Line Canal are reviewed and certified for the proposed loading and access frequency by a Civil Engineer licensed in the State of California. Construction requirements and improvements will not be required on the designated remainder under this request; however, if future construction or development occurs on the designated remainder, TID's requirements may apply. Conditions of approval will be added to the Proposed Parcels 1-3 to address TID's comments regarding electrical easements across the proposed parcels. The project was also referred to PG&E, and no comments have been received to date.

This project will not increase demands for water and wastewater treatment facilities. Accordingly, the potential impacts to Utilities and Service Systems are considered to be consistent with those evaluated in the GPU EIR.

Mitigation: None.

References: Application information; Referral response received from TID, dated March 14, 2024; Stanislaus County 2016 General Plan EIR; Stanislaus County General Plan and Support Documentation.¹

XX. WILDFIRE – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Significant Project Impact	Impact Not Identified by GPU EIR	Substantial New Information	Consistent with GPU EIR
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?				X
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				X
c) Require the installation of maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				X
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				X

Discussion: The GPU EIR determined that the potential for exposing people to risk involving wildland fires, as discussed in the Hazards and Hazardous Materials Section of GPU EIR, was less than significant. The Safety Element of the General Plan includes maps which show the County's Fire Hazard Severity Zones and State Responsibility Areas, and also includes Goals, Policies, and Implementation Measures, including the incorporation of the County's Local Hazard Mitigation Plan by reference, which address reducing the risk of wildland fires.

The Stanislaus County Local Hazard Mitigation Plan identifies risks posed by disasters and identifies ways to minimize damage from those disasters. The project site is in a non-urbanized area with no wildlands located in the vicinity of the project site. In addition, the project site is not located within a designated high or very high fire hazard severity zone, near state responsibility areas, or lands classified as very high fire hazard severity zones. The terrain of the site is relatively flat, and the resulting parcels will continue to have access to County- maintained roads, Meikle and Montpelier Roads, either directly or via 30-foot-wide graveled private access easements. The site is located in a LRA for fire protection and is served by SCFP District. The project was referred to the SCFP District, and no comments have been received to date.

California Building and Fire Code establishes minimum standards for the protection of life and property by increasing the ability of a building to resist intrusion of flame and burning embers. No construction is proposed; however, if approved, all of the proposed parcels may have up to two dwelling units and a JADU in accordance with the A-2 zoning district. The second dwelling unit may be either a single-family dwelling or an ADU. Should future construction occur, building permits are reviewed by the County's Building Permits Division and Fire Prevention Bureau to ensure all State of California Building and Fire Code requirements are met prior to construction.

Wildfire risk and risks associated with postfire land changes are considered to be less-than significant. Accordingly, the potential impacts to wildfire is considered to be consistent with those evaluated in the GPU EIR.

Mitigation: None.

References: Application information; California Fire Code Title 24, Part 9; California Building Code Title 24, Part 2, Chapter 7; Stanislaus Local Hazard Mitigation Plan; Stanislaus County 2016 General Plan EIR; Stanislaus County General Plan and Support Documentation.¹

XXI. MANDATORY FINDINGS OF SIGNIFICANCE --	Significant Project Impact	Impact Not Identified by GPU EIR	Substantial New Information	Consistent with GPU EIR
a) Does the project have the potential to substantially 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, substantially 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: The GPU EIR identified the following impacts as cumulative significant and unavoidable impacts:

- Air Quality - Construction-related emissions in excess of the SJVAB's thresholds of significance.
- Biological Resources - Movement of any native resident or migratory fish or wildlife species or established native resident or migratory wildlife corridors, or the use of native wildlife nursery sites.
- Hydrology and Water Quality - Impacts to groundwater supplies and groundwater recharge.
- Noise - Potential temporary or permanent ambient noise levels which exceed existing standards.
- Transportation - Result in transportation network changes that would prevent the efficient movement of goods within the county (less than significant individual; significant and unavoidable cumulative).

These cumulative impacts were based on development that could occur as a result of the planning horizon of the General Plan, which is 2035. The GPU EIR also acknowledged that groundwater impacts would become less than significant when the GSPs for the County were implemented. If approved, both parcels will maintain consistency with the density and intensity allowed with the "Agricultural" designation of the General Plan as well as the uses permitted in the A-2 (General Agricultural) zoning district. Review of this project has not indicated any features which might significantly impact the environmental quality of the site and/or the surrounding area. Accordingly, the potential impacts to mandatory findings of significance are considered to be consistent with those evaluated in the GPU EIR.

Mitigation: None.

References: Application Materials; Stanislaus County Zoning Ordinance (Title 21); Stanislaus County 2016 General Plan EIR; Stanislaus County General Plan and Support Documentation.¹

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

Table ES-2. Summary of Impacts and Mitigation Measures

Impact	Level of Significance before Mitigation	Mitigation Measure	Level of Significance after Mitigation
3.1 Aesthetics			
Impact AES-1: Substantially degrade the existing visual character or quality of the county and its surroundings, including scenic vista	Less than significant	–	–
Impact AES-2: Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings along a scenic highway	Less than significant	–	–
Impact AES-3: Create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area	Significant	No mitigation available	Significant and unavoidable
3.2 Agricultural Resources			
Impact AGR-1: Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the FMMP of the California Resources Agency, to non-agricultural use	Less than significant	–	–
Impact AGR-2: Conflict with existing zoning for agricultural use or a Williamson Act contract	Less than significant	–	–
Impact AGR-3: Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code Section 12220[g]), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104[g])	Less than significant	–	–
Impact AGR-4: Result in the loss of forestland or conversion of forestland to non-forest use	Less than significant	–	–
Impact AGR-5: Involve other changes in the existing environment that, because of their location or nature, could result in the conversion of farmland to non-agricultural use or the conversion of forestland to non-forest use	Less than significant	–	–

Impact	Level of Significance before Mitigation	Mitigation Measure	Level of Significance after Mitigation
3.3 Air Quality			
Impact AQ-1: Generate construction-related emissions in excess of SJVAPCD thresholds	Significant (individual and cumulative)	No mitigation available	Significant and unavoidable
Impact AQ-2: Generate on-road mobile source criteria pollutant emissions in excess of SJVAPCD thresholds	Less than significant	–	–
Impact AQ-3: Expose sensitive receptors to substantial concentrations of carbon monoxide	Less than significant	–	–
Impact AQ-4: Expose sensitive receptors to substantial pollutant concentrations	Less than significant	–	–
Impact AQ-5: Expose sensitive receptors to substantial odors	Less than significant	–	–
3.4 Biological Resources			
Impact BIO-1: 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 Wildlife or U.S. Fish and Wildlife Service	Less than significant	–	–
Impact BIO-2: Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service	Less than significant	–	–
Impact BIO-3: Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marshes, vernal pools, coastal wetlands, etc.) or waters of the State through direct removal, filling, hydrological interruption, or other means	Less than significant	–	–
Impact BIO-4: 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	Significant (individual and cumulative)	No mitigation available	Significant and unavoidable

Impact	Level of Significance before Mitigation	Mitigation Measure	Level of Significance after Mitigation
Impact BIO-5: Conflict with any local policies or ordinances protecting biological resources	No Impact	–	–
Impact BIO-6: Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan	No impact	–	–
Impact BIO-6: Introduce or spread invasive species	Less than significant	–	–

3.5 Cultural Resources

Impact CUL-1: Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5	Significant	No mitigation available	Significant and unavoidable
Impact CUL-2: Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5	Significant	No mitigation available	Significant and unavoidable
Impact CUL-3: Disturb any human remains, including those interred outside of formal cemeteries	Less than significant	–	–

3.6 Geology, Soils, and Paleontological Resources

Impact GEO-1: Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving fault rupture	Less than significant	–	–
Impact GEO-2: Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking; seismic-related ground failure, including liquefaction; or landslides	Less than significant	–	–
Impact GEO-3: Result in substantial soil erosion or the loss of topsoil	Less than significant	–	–
Impact GEO-4: Location on a geologic unit or soil that is unstable or that would become unstable as a result of the project and potentially result in an onsite or offsite landslide	Less than significant	–	–
Impact GEO-5: Location on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property	Less than significant	–	–

Impact	Level of Significance before Mitigation	Mitigation Measure	Level of Significance after Mitigation
Impact GEO-6: Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems in areas where sewers are not available for the disposal of wastewater	Less than significant	–	–
Impact GEO-7: Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature	Less than significant	–	–
3.7 Greenhouse Gas Emissions and Energy			
Impact EGY-1: Result in inefficient, wasteful, and unnecessary consumption of energy, including transportation energy use	Less than significant	–	–
Impact GHG-1: Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment	Less than significant	–	–
Impact GHG-2: conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases	Less than significant	–	–
3.8 Hazards and Hazardous Materials			
Impact HAZ-1: Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials	Less than significant	–	–
Impact HAZ-2: 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	Less than significant	–	–
Impact HAZ-3: Emit hazardous emissions or involve handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school	Less than significant	–	–
Impact HAZ-4: Be located on a site that 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	Less than significant	–	–
Impact HAZ-5: Be located within an airport land use plan area or, where such a plan has not been adopted, be within two miles of a public airport or public use airport, and result in a safety hazard for people residing or working in the project area	Less than significant	–	–
Impact HAZ-6: Be located within the vicinity of a private airstrip and result in a safety hazard for people residing or working in the project area	Less than significant	–	–

Impact	Level of Significance before Mitigation	Mitigation Measure	Level of Significance after Mitigation
Impact HAZ-7: Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan	Less than significant	–	–
Impact HAZ-8: 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	Less than significant	–	–

3.9 Hydrology and Water Quality

Impact HYD-1: Violate any water quality standards or waste discharge requirements	Less than significant	–	–
Impact HYD-2: Substantially deplete groundwater supplies or interfere substantially with groundwater recharge, resulting in 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 that would not support existing land uses or planned uses for which permits have been granted)	Significant (individual and cumulative)	No mitigation available	Significant and unavoidable
Impact HYD-3: 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 that would result in substantial erosion or siltation onsite or offsite	Less than significant	–	–
Impact HYD-4: 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 that would result in flooding onsite or offsite	Less than significant	–	–
Impact HYD-5: Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff	Less than significant	–	–
Impact HYD-6: Otherwise substantially degrade water quality	Less than significant	–	–
Impact HYD-7: 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	Less than significant	–	–
Impact HYD-8: Place within a 100-year flood hazard area structures that would impede or redirect flood flows	Less than significant	–	–

Impact	Level of Significance before Mitigation	Mitigation Measure	Level of Significance after Mitigation
Impact HYD-9: 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	Less than significant	–	–
Impact HYD-10: Contribute to inundation by seiche, tsunami, or mudflow	Less than significant	–	–
3.10 Land Use and Planning			
Impact LAN-1: Physically divide an established community	Less than significant	–	–
Impact LAN-2: Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, a general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect	Less than significant	–	–
Impact LAN-3: Conflict with any applicable habitat conservation plan or natural community conservation plan	No impact	–	–
3.11 Mineral Resources			
Impact MIN-1: 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	Beneficial impact	–	–
Impact MIN-2: 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	Beneficial impact	–	–
3.12 Noise			
Impact NOI-1: Expose persons to or generate noise levels in excess of standards established in a local general plan or noise ordinance or applicable standards of other agencies	Significant (individual and cumulative)	No mitigation available	Significant and unavoidable
Impact NOI-2: Expose persons to or generate excessive groundborne vibration or groundborne noise levels	Less than significant	–	–
Impact NOI-3: Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project	Less than significant	–	–

Impact	Level of Significance before Mitigation	Mitigation Measure	Level of Significance after Mitigation
Impact NOI-4: Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project	Less than significant	–	–
Impact NOI-5: Be located within an airport land use plan area, or, where such a plan has not been adopted, within two miles of a public airport or public use airport and expose people residing or working in the project area to excessive noise levels	Less than significant	–	–
Impact NOI-6: Be located in the vicinity of a private airstrip and expose people residing or working in the project area to excessive noise levels	Less than significant	–	–

3.13 Population and Housing

Impact POP-1: Induce substantial population growth, either directly, by proposing new homes and businesses, or indirectly, through the extension of roads and other infrastructure	Less than significant	–	–
Impact POP-2: Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere	Less than significant	–	–
Impact POP-3: Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere	Less than significant	–	–

3.14 Public Services

Impact SER-1: Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or a need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, to maintain acceptable service ratios, response times, or other performance objectives: Fire protection	Less than significant	–	–
Impact SER-2: Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or a need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, to maintain acceptable service ratios, response times, or other performance objectives: Police protection	Less than significant	–	–

Impact	Level of Significance before Mitigation	Mitigation Measure	Level of Significance after Mitigation
Impact SER-3: Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or a need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, to maintain acceptable service ratios, response times, or other performance objectives: Schools	Less than significant	–	–
Impact SER-4: Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or a need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, to maintain acceptable service ratios, response times, or other performance objectives: Parks	No impact	–	–
Impact SER-5: Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or a need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, to maintain acceptable service ratios, response times, or other performance objectives: Other public facilities	Less than significant	–	–

3.15 Recreation

Impact REC-1: Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated	Significant	No mitigation available	Significant and unavoidable
Impact REC-2: Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment	Less than significant	–	–

3.16 Transportation and Traffic

Impact TRA-1: Result in increased VMT on a per capita basis	Less than significant	–	–
Impact TRA-2: Result in traffic operations below LOS C for Stanislaus County roadways, which is the minimum acceptable threshold according to the General Plan	Less than significant	–	–

Impact	Level of Significance before Mitigation	Mitigation Measure	Level of Significance after Mitigation
Impact TRA-3: Result in traffic operations below the minimum acceptable thresholds on roadways outside Stanislaus County's jurisdiction (i.e., Caltrans facilities)	Significant	No mitigation available	Significant and unavoidable
Impact TRA-4: Create demand for public transit unable to be met by planned services and facilities or disrupt existing, or interfere with planned, transit services or facilities	Less than significant	–	–
Impact TRA-5: Disrupt existing, or interfere with planned, bicycle or pedestrian facilities	Less than significant	–	–
Impact TRA-6: Result in transportation network changes that would prevent the efficient movement of goods within the county	Less than significant (individual) Significant (cumulative)	– No mitigation available	– Significant and unavoidable
Impact TRA-7: Result in a change in air traffic patterns, including an increase in traffic levels or a change in location that results in substantial safety risks	Less than significant	–	–
Impact TRA-8: Create additional vehicle, bicycle, or pedestrian travel on roadways or other facilities that do not meet current county design standards	Significant	No mitigation available	Significant and unavoidable
Impact TRA-9: Substantially conflict with applicable plans, policies, and regulations of other agencies and jurisdictions where such conflict would result in an adverse physical change in the environment	Less than significant	–	–

Impact	Level of Significance before Mitigation	Mitigation Measure	Level of Significance after Mitigation
3.17 Utilities and Service Systems			
Impact UTL-1: Exceed wastewater treatment requirements of the Central Valley Regional Water Quality Control Board	Less than significant	–	–
Impact UTL-2: 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	Significant	No mitigation available	Significant and unavoidable
Impact UTL-3: Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects	Less than significant	–	–
Impact UTL-4: Have sufficient water supplies available to serve the project from existing entitlements and resources, or would new or expanded entitlements be needed?	Less than significant	–	–
Impact UTL -5: Result in a determination by the wastewater treatment provider that 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	Significant	No feasible mitigation available	Significant and unavoidable
Impact UTL-6: Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs	Less than significant	–	–
Impact UTL-7: Comply with federal, state, and local statutes and regulations related to solid waste	Less than significant	–	–



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

Date: 2/27/2009

CCIC File #: 7337N

Project: Tomlinson
Tentative Parcel Map
Application

Kevin Genasci, Survey Department Supervisor
Hawkins and Associates Engineering
436 Mitchell Road
Modesto, CA 95354

Dear Mr. Genasci:

We have conducted a records search as per your request for the above-referenced project area located on the Montpelier 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, the California Register of Historical Resources, the *California Inventory of Historic Resources* (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 11-10-2008 and 10-31-2008), the CALTRANS State and Local Bridge Survey (1989 and updates), the *Survey of Surveys* (1989), GLO Plats, and other pertinent historic data available at the CCIC for each specific county.

The following details the results of the records search:

Prehistoric or historic resources within the project area:

- (1) No formally recorded prehistoric or historical resources.
- (2) The General Land Office survey plat for T4S R11E (Sheet #44-246, dated 1853-1854) references a historic road passing through Section 11.
- (3) The 1953 edition of the Montpelier USGS 7.5' quadrangle references historic structures (features 56 years in age or older) within the project area:

Four buildings or structures in the SE ¼ of the SW ¼ Section 14

Prehistoric or historic resources within the immediate vicinity of the project area: Several historic structures are adjacent to the project area as referenced on the 1953 edition of the Montpelier USGS 7.5' quadrangle:

Montpelier Road
Southern Pacific Railroad (recorded elsewhere in Stanislaus County as P-55-000001)
Highline Canal
Miekle Road

Resources that are known to have value to local cultural groups: None reported to the Information Center.

Previous investigations within the project area: None reported to the Information Center.

Previous investigations within the general vicinity of the project area: None reported to the Information Center.

Recommendations/Comments: Based on existing data in our files the project area has a moderate sensitivity for the possible discovery of prehistoric archaeological resources and a high sensitivity for discovery of previously unrecorded and unevaluated historic buildings or structures and historical archaeological resources. 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. Since the project area has not been subject to previous investigations, 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.

Therefore, survey by a qualified archaeologist is recommended prior to project implementation. If any of the historic buildings or structures are still present within the project area, the services of a historian, architectural historian or historic architect may also be necessary. We have attached a *Referral List for Historical Resource Consultants* for your use.

We advise you that in accordance with State law, if any historical resources are discovered during project-related construction 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 (916-653-4082) 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.

We thank you for contacting this office regarding historical resource preservation. Please let us know when we can be of further service. Billing is attached, payable within 60 days of receipt of the invoice.

Sincerely,

A handwritten signature in black ink, appearing to read "E. A. Greathouse". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

E. A. Greathouse, Coordinator
Central California Information Center
California Historical Resources Information System

STANISLAUS COUNTY
DEPARTMENT OF PLANNING AND
COMMUNITY DEVELOPMENT
1010 10th Street, Suite 3400
Modesto, California 95354

NOTICE OF EXEMPTION

Project Title: Parcel Map Application No. PLN2023-0115 – Hall Family Partnership

Applicant Information: Hall Family Partnership, L.P., Linda Jill Hall and Trace Thomas, 3622 Montpelier Road, Hickman, CA 95323. Telephone: (209) 614-4177

Project Location: 3242 Montpelier Road, and 0 Meikle Road, between Lake Road and East Keyes Road, in the Hickman area. Stanislaus County, APNs: 019-013-002 and 019-013-007.

Description of Project: Request to subdivide two parcels totaling 397.26± gross acres into three parcels and a designated remainder ranging in size from 160.33± to 236.93± acres in size in the General Agriculture (A-2-40) zoning district.

Name of Agency Approving Project: Stanislaus County Planning Commission

Lead Agency Contact Person: Emily DeAnda, Associate Planner

Telephone: (209) 525-6330

Exempt Status: (check one)

- ☐ Ministerial (Section 21080(b)(1); 15268);
- ☐ Declared Emergency (Section 21080(b)(3); 15269(a));
- ☐ Emergency Project (Section 21080(b)(4); 15269(b)(c));
- ☐ Categorical Exemption. State type and section number: _____
- ☐ Statutory Exemptions. State code number: _____
- ☒ Common Sense Exemption. (Section 15061) (b)(3)

Reasons why project is exempt: The project is considered to be a minor land division of farmland used for almond orchards, grape vines, and forage crops. No construction is proposed as part of this request. The use of the property for agricultural production will remain unchanged. There is also no evidence in the record that this action will have a direct or significant physical impact on the environment.

Date

Emily DeAnda
Associate Planner

SUMMARY OF RESPONSES FOR ENVIRONMENTAL REVIEW REFERRALS												
PROJECT: PM APP. NO. PLN2023-0115 – HALL FAMILY PARTNERSHIP, LP.												
REFERRED TO:				RESPONDED		RESPONSE			MITIGATION MEASURES		CONDITIONS	
	2 WK	30 DAY	PUBLIC HEARING NOTICE	YES	NO	WILL NOT HAVE SIGNIFICANT IMPACT	MAY HAVE SIGNIFICANT IMPACT	NO COMMENT NON CEQA	YES	NO	YES	NO
CA DEPT OF CONSERVATION LAND RESOURCES	X		X		X							
CA DEPT OF FISH & WILDLIFE	X		X		X							
CA OPR STATE CLEARINGHOUSE	X		X		X							
CA RWQCB CENTRAL VALLEY REGION	X		X		X							
CA STATE LANDS COMMISSION ENVIRONMENTAL PLANNING AND MANAGEMENT DIVISION	X		X		X							
CENTRAL VALLEY FLOOD PROTECTION	X		X		X							
COOPERATIVE EXTENSION	X		X		X							
DER - GROUNDWATER RESOURCES DIVISION	X		X	X				X		X	X	
FIRE PROTECTION DIST: STANISLAUS CONSOLIDATED	X		X		X							
GSA: EAST TURLOCK SUBBASIN	X		X		X							
IRRIGATION DIST: TURLOCK	X		X	X				X		X	X	
IRRIGATION DIST: EASTSIDE WATER	X		X		X							
MOSQUITO DIST: TURLOCK	X		X		X							
STANISLAUS COUNTY EMERGENCY MEDICAL SERVICES	X		X		X							
PACIFIC GAS & ELECTRIC	X		X		X							
SAN JOAQUIN VALLEY APCD	X		X		X							
SCHOOL DIST 1: HICKMAN COMMUNITY CHARTER	X		X		X							
UNIFIED	X		X		X							
STAN CO AG COMMISSIONER	X		X		X							
STAN CO BUILDING PERMITS DIVISION	X		X		X							
STAN CO CEO	X		X		X							
STAN CO DER	X		X		X							
STAN CO FARM BUREAU	X		X		X							
STAN CO HAZARDOUS MATERIALS	X		X	X				X		X	X	
STAN COUNTY PARKS & REC	X		X		X							
STAN CO PUBLIC WORKS	X		X	X				X		X	X	
STAN CO PUBLIC WORKS - SURVEY	X		X		X							
STAN CO SHERIFF	X		X		X							
STAN CO SUPERVISOR DIST TWO: CHIESA	X		X		X							
STAN COUNTY COUNSEL	X		X		X							
STANISLAUS FIRE PREVENTION BUREAU	X		X		X							
STANISLAUS LAFCO	X		X		X							
STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10	X		X		X							
TELEPHONE COMPANY: AT&T	X		X		X							
US FISH & WILDLIFE	X		X		X							

\\TCD\FS-PL\planning\Planning\Staff Reports\PM\2023\PM PLN2023-0115 - Hall Family Partnership, LP\Planning Commission\April 17, 2025\Staff Report\Exhibit F - Environmental Review Referrals.xls

**COUNTY OF STANISLAUS CAMPAIGN CONTRIBUTION DISCLOSURE FORM
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT**

Application Number: PLN 2023 0115
Application Title: Hall Family parcel map
Application Address: 3242 Montpelier Rd. Hickman, Ca 95323
Application APN: 019-013-002 and 007

Was a campaign contribution, regardless of the dollar amount, made to any member of a decision-making body involved in making a determination regarding the above application (i.e. Stanislaus County Board of Supervisors, Planning Commission, Airport Land Use Commission, or Building Code Appeals Board), hereinafter referred to as Member, during the 12-month period preceding the filing of the application, by the applicant, property owner, or, if applicable, any of the applicant's proposed subcontractors or the applicant's agent or lobbyist?

Yes ☐ No ☒

If no, please sign and date below.

If yes, please provide the following information:

Applicant's Name: _____

Contributor or Contributor Firm's Name: _____

Contributor or Contributor Firm's Address: _____

Is the Contributor:

The Applicant

Yes ☐ No ☐

The Property Owner

Yes ☐ No ☐

The Subcontractor

Yes ☐ No ☐

The Applicant's Agent/ Lobbyist

Yes ☐ No ☐

Note: Under California law as implemented by the Fair Political Practices Commission, campaign contributions made by the Applicant and the Applicant's agent/lobbyist who is representing the Applicant in this application or solicitation must be aggregated together to determine the total campaign contribution made by the Applicant.

Identify the Member(s) to whom you, the property owner, your subcontractors, and/or agent/lobbyist made campaign contributions during the 12-month period preceding the filing of the application, the name of the contributor, the dates of contribution(s) and dollar amount of the contribution. Each date must include the exact month, day, and year of the contribution.

Name of Member: _____

Name of Contributor: _____

Date(s) of Contribution(s): _____

Amount(s): _____

(Please add an additional sheet(s) to identify additional Member(s) to whom you, the property owner, your subconsultants, and/or agent/lobbyist made campaign contributions)

By signing below, I certify that the statements made herein are true and correct. I also agree to disclose to the County any future contributions made to Member(s) by the applicant, property owner, or, if applicable, any of the applicant's proposed subcontractors or the applicant's agent or lobbyist after the date of signing this disclosure form, and within 12 months following the approval, renewal, or extension of the requested license, permit, or entitlement to use.

3-31-2025
Date

Hall Family pta LP
Print Firm Name if applicable


Signature of Applicant

L. Jill Hall
Print Name of Applicant

**COUNTY OF STANISLAUS CAMPAIGN CONTRIBUTION DISCLOSURE FORM
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT**

Application Number: PLN 20230115
Application Title: Hall Family parcel map
Application Address: 3242 Montpelier Rd. Hickman Ca. 95323
Application APN: 019-013-002 and 007

Was a campaign contribution, regardless of the dollar amount, made to any member of a decision-making body involved in making a determination regarding the above application (i.e. Stanislaus County Board of Supervisors, Planning Commission, Airport Land Use Commission, or Building Code Appeals Board), hereinafter referred to as Member, during the 12-month period preceding the filing of the application, by the applicant, property owner, or, if applicable, any of the applicant's proposed subcontractors or the applicant's agent or lobbyist?

Yes ☐ No ☒

If no, please sign and date below.

If yes, please provide the following information:

Applicant's Name: _____

Contributor or Contributor Firm's Name: _____

Contributor or Contributor Firm's Address: _____

Is the Contributor:

The Applicant

Yes ☐ No ☐

The Property Owner

Yes ☐ No ☐

The Subcontractor

Yes ☐ No ☐

The Applicant's Agent/ Lobbyist

Yes ☐ No ☐

Note: Under California law as implemented by the Fair Political Practices Commission, campaign contributions made by the Applicant and the Applicant's agent/lobbyist who is representing the Applicant in this application or solicitation must be aggregated together to determine the total campaign contribution made by the Applicant.

Identify the Member(s) to whom you, the property owner, your subcontractors, and/or agent/lobbyist made campaign contributions during the 12-month period preceding the filing of the application, the name of the contributor, the dates of contribution(s) and dollar amount of the contribution. Each date must include the exact month, day, and year of the contribution.

Name of Member: _____

Name of Contributor: _____

Date(s) of Contribution(s): _____

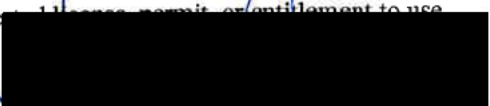
Amount(s): _____

(Please add an additional sheet(s) to identify additional Member(s) to whom you, the property owner, your subconsultants, and/or agent/lobbyist made campaign contributions)

By signing below, I certify that the statements made herein are true and correct. I also agree to disclose to the County any future contributions made to Member(s) by the applicant, property owner, or, if applicable, any of the applicant's proposed subcontractors or the applicant's agent or lobbyist after the date of signing this disclosure form, and within 12 months following the approval, renewal, or extension of the request for a license, permit, or entitlement to use

march - 31 - 2025
Date

Hall Family part. LP
Print Firm Name if applicable


Signature of Applicant

Trace Thomas
Print Name of Applicant

**COUNTY OF STANISLAUS CAMPAIGN CONTRIBUTION DISCLOSURE FORM
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT**

Application Number: PLN 2023 - 00115
Application Title: HALL FAMILY PARCELMAP
Application Address: 3242 MONTEPELIER RD
Application APN: 219-013-002 AND 007

Was a campaign contribution, regardless of the dollar amount, made to any member of a decision-making body involved in making a determination regarding the above application (i.e. Stanislaus County Board of Supervisors, Planning Commission, Airport Land Use Commission, or Building Code Appeals Board), hereinafter referred to as Member, during the 12-month period preceding the filing of the application, by the applicant, property owner, or, if applicable, any of the applicant's proposed subcontractors or the applicant's agent or lobbyist?

Yes ☐ No ☒

If no, please sign and date below.

If yes, please provide the following information:

Applicant's Name: _____

Contributor or Contributor Firm's Name: _____

Contributor or Contributor Firm's Address: _____

Is the Contributor:

The Applicant	Yes <input type="checkbox"/>	No <input type="checkbox"/>
The Property Owner	Yes <input type="checkbox"/>	No <input type="checkbox"/>
The Subcontractor	Yes <input type="checkbox"/>	No <input type="checkbox"/>
The Applicant's Agent/ Lobbyist	Yes <input type="checkbox"/>	No <input type="checkbox"/>

Note: Under California law as implemented by the Fair Political Practices Commission, campaign contributions made by the Applicant and the Applicant's agent/lobbyist who is representing the Applicant in this application or solicitation must be aggregated together to determine the total campaign contribution made by the Applicant.

Identify the Member(s) to whom you, the property owner, your subcontractors, and/or agent/lobbyist made campaign contributions during the 12-month period preceding the filing of the application, the name of the contributor, the dates of contribution(s) and dollar amount of the contribution. Each date must include the exact month, day, and year of the contribution.

Name of Member: _____

Name of Contributor: _____

Date(s) of Contribution(s): _____

Amount(s): _____

(Please add an additional sheet(s) to identify additional Member(s) to whom you, the property owner, your subconsultants, and/or agent/lobbyist made campaign contributions)

By signing below, I certify that the statements made herein are true and correct. I also agree to disclose to the County any future contributions made to Member(s) by the applicant, property owner, or, if applicable, any of the applicant's proposed subcontractors or the applicant's agent or lobbyist after the date of signing this disclosure form, and within 12 months following the approval, renewal, or extension of the requested license, permit, or entitlement to use.

Date

4/12/25
HAWKINS & ASSOC

Print Firm Name if applicable

Signature of Applicant

ROD HAWKINS

Print Name of Applicant