

# STANISLAUS COUNTY PLANNING COMMISSION

May 1, 2025

## STAFF REPORT

### PARCEL MAP AND EXCEPTION APPLICATION NO. PLN2024-0105 MESA RANCHES

**REQUEST: TO SUBDIVIDE A 25.98± ACRE PARCEL INTO FOUR PARCELS AND A DESIGNATED REMAINDER, RANGING IN SIZE FROM 3± TO 6.66± ACRES IN SIZE, IN THE GENERAL AGRICULTURE (A-2-3) ZONING DISTRICT. AN EXCEPTION TO THE SUBDIVISION ORDINANCE IS REQUIRED FOR THE USE OF AN ACCESS EASEMENT FOR PROPOSED PARCELS 2 AND 3.**

#### APPLICATION INFORMATION

Applicant/Property Owner:	Michael and Lene Barry 2010 Trust (Michael Scott and Lene Marie Barry)
Agent:	Ryan Andersen, Westwood Professional Services, Inc.
Location:	7142 Richardson Road, between State Route 108 and Mesa Drive, in the Riverbank area.
Section, Township, Range:	20-2-10 and 29-2-10
Supervisory District:	District One (Supervisor B. Condit)
Assessor's Parcel:	062-013-018
Referrals:	See Exhibit G Environmental Review Referrals
Area of Parcel(s):	Proposed Parcel 1: 6.31 acres Proposed Parcel 2: 6.66 acres Proposed Parcel 3: 5.93 acres Proposed Parcel 4: 4.08 acres Proposed remainder: 3.0 acres
Water Supply:	Private well
Sewage Disposal:	Private septic system
General Plan Designation:	Agriculture
Community Plan Designation:	N/A
Existing Zoning:	General Agriculture (A-2-3)
Sphere of Influence:	N/A
Williamson Act Contract No.:	N/A
Environmental Review:	Negative Declaration
Present Land Use:	Almond orchard.
Surrounding Land Use:	Ranchettes with single-family dwellings in all directions; California State Highway 108 and the Stanislaus River to the north; City of Oakdale to the east; Burlington Northern railroad to the south; and the City of Riverbank 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 a 25.98± acre parcel into four parcels and a designated remainder, ranging in size from 3± to 6.66± acres in size, in the General Agriculture (A-2-3) zoning district. The request includes an Exception to Section 20.52.170 of the Stanislaus County Subdivision Ordinance to allow proposed Parcels 2 and 3 to take access via an access easement rather than directly from a County-maintained road.

Proposed Parcels 1 and 4 will have road frontage on Mesa Drive and proposed Parcel 4 and the proposed remainder parcel will have road frontage on Richardson Road. Proposed Parcels 2 and 3 will not have frontage on a County-maintained road. A 30-foot-wide access easement will provide access from Richardson Road to proposed Parcels 2 and 3. As stipulated by the Stanislaus County Fire Prevention Bureau, a condition of approval has been added to the project requiring a 20-foot-wide all-weather access road be installed over the proposed easement to terminate in a turnaround which can accommodate emergency vehicle access and maneuverability, prior to development of proposed Parcels 2 and 3.

If approved, each parcel would be served by its own private well and septic system.

## **SITE DESCRIPTION**

The 25.98± acre project site is located at 7142 Richardson Road, between State Route 108 and Mesa Drive, in the Riverbank area. The existing parcel is currently planted in almond trees, and there are no existing structures on the project site. The current parcel is irrigated via pump and sprinklers with irrigated water from Oakdale Irrigation District (OID)'s shared agricultural well located in OID Improvement District No. 29 approximately 0.35± miles to the east of the project site. There is an existing 30-foot-wide irrigation easement which runs through proposed Parcel 3 and the remainder parcel which will be extended 200-feet to the west for proposed Parcels 1 and 2. Proposed Parcel 4 also includes a private drainage easement across the road frontage along Mesa Drive. If approved, all four parcels and the remainder will be able to independently irrigate, and drainage patterns will remain undisturbed.

The site is surrounded ranchettes with single-family dwellings in all directions. California State Highway 108 and the Stanislaus River are located to the north of the site; City of Oakdale to the east; Burlington Northern railroad to the south; and the City of Riverbank to the west.

## **ISSUES**

Standard conditions of approval have been added to the project. As discussed in the *Zoning and Subdivision Ordinance Consistency* section of this report, approval of the project as proposed requires approval of an exception to the Subdivision Ordinance to allow for proposed Parcels 2

and 3 to take access via an access easement rather than directly from a County-maintained road. No other issues have been identified as a part of this request.

### **GENERAL PLAN CONSISTENCY**

The 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. This designation establishes agriculture as the primary use in land so designated, but allows dwelling units, limited agriculturally related commercial services, agriculturally related light industrial uses, and other uses which by their unique nature are not compatible with urban uses, provided they do not conflict with the primary use. The Agriculture designation is appropriate in areas where the agricultural land is productive or potentially productive and allows for 3, 5, 10, 20, 40, and 160 minimum-acre parcels; however, parcels with the 3, 5, and 10-acre minimums are also suitable for open space, recreational uses or ranchette uses such as the Valley Home, Orange Blossom, South Ceres, South Turlock, and Oakdale/Riverbank areas. The proposed parcel map is consistent with the Agricultural designation which recognizes the appropriateness of ranchette uses in the surrounding area through the adoption of the 3-acre minimum parcel size.

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 zoned General Agriculture (A-2-3), which requires a 3-gross acre minimum parcel size for the creation of new parcels. Although no construction or residential development is being proposed at this time, zoning regulations will allow up to one single-family dwelling, one accessory dwelling unit, and one junior accessory dwelling unit on each proposed parcel for a total of fifteen dwelling units across the four proposed parcels and remainder parcel. Each proposed parcel will be required to be served by an individual private well and septic system, should residential development occur in the future.

The Subdivision Ordinance, specifically Section 20.52.170 – *Lots – Access*, requires newly created parcels less than 20 acres in gross area to front on a County-maintained road, city street, or state highway. An exception to the ordinance is being requested to allow proposed Parcels 2 and 3 access to County-maintained Richardson Road via a 30-foot-wide access easement. In order to grant an exception, the Planning Commission must find:

1. There are special circumstances or conditions applying to the property being divided;
2. The exception is necessary for the preservation and enjoyment of a substantial property right of the owner;
3. The granting of the exception will not be detrimental to the public welfare, injurious to other property in the neighborhood of the subdivision, and that it will not constitute a special privilege not enjoyed by others under similar circumstances, and;

4. The granting of the exception will not be in conflict with the purposes and objectives of the general plan, or any element thereof, or any specific plan.

As proposed, proposed Parcels 1 and 4 will have direct frontage and access to County-maintained Mesa Drive and the proposed remainder will have frontage and access to Richardson Road. Proposed Parcels 2 and 3 would take access off Richardson Road via a 30-foot-wide access easement. Conditions of approval have been applied to the project to ensure the proposed easement and access road will meet County standards. The proposed configuration has been requested by the applicant in order to subdivide the property in a manner best suited for existing farming operations, crop patterns, and irrigation infrastructure. If the requested exception is not granted, the Parcel Map cannot be approved without the applicant redesigning the map so each parcel fronts a County-maintained road. This redesign would likely require that one or more of the parcels be a flag lot configuration which would also require an exception for the width-to-depth ratio for the shape of the parcel(s). An alternative to a flag lot design would be to require a cul-de-sac off Richardson Road. Given the parcelization patterns of the surrounding area into ranchettes, and that no further subdivision of the project site could occur unless rezoned, the dedication of a cul-de-sac would not likely accommodate any future development in the area; staff questions whether there would be any public benefit to construct a County-maintained road that would only serve two parcels.

Staff has conducted research within the A-2-3 zoning designation in the surrounding area to determine if there are additional parcels without frontage on a County-maintained road, under 20 acres, dependent on surrounding parcels for access. One similar parcel utilizing an access easement to take access off a public roadway has been identified 0.33 miles south of the project site. Additionally, three other subdivisions within the Oakdale area and one within the Ceres area were identified as having similar exceptions for access. Granting of the requested exception will allow the applicant to subdivide the parcel consistent with other parcels in the area and in conformance with the site and surrounding area's General Plan and Zoning designations and will not be detrimental to public welfare or injurious to other property in the neighborhood of the subdivision.

The following is an overview of the similar requests for parcels that required an Exception to allow for access via an easement:

- **Parcel Map 2008-12 and Exception 2008-03 - Mark Layton** – This project was a request to divide a 7.9-acre parcel into a 1.5-acre parcel with a 6.4-acre remainder, in the Oakdale area. The 1.5-acre parcel did not front to a County-maintained road and requested a 30-foot access easement to Old Atlas Road. The project parcel had two existing single-family homes, which resulted in one home on each resulting parcel. The Planning Commission approved the request in July of 2009.
- **Parcel Map 2009-04 and Exception 2009-02 – Costa** – This project was a request to create two parcels, 3.1± and 3.5± acres in size, and a 3± acre remainder parcel in the A-2-3 zoning district. An exception to the subdivision ordinance was proposed as Parcel 1 did not front to a County-maintained road and requested a 30-foot-wide access easement to Santa Fe Street. The Planning Commission approved the request on August 20, 2009.



- **Parcel Map and Exception Application No. PLN2015-0011 – Harak, McIntyre, Biglieri, Poff, & Grohl** - This project was a request to create two parcels of .5 and .6 acres from a 1.10-acre parcel in the R-A zoning district, in the Oakdale area. The .6-acre parcel did not front to a County-maintained road and requested a 30-foot access easement to Rio Sombra Court. One of the two proposed parcels had an existing single-family dwelling, while the second parcel was considered to be a new buildable parcel. The Planning Commission approved the request on September 3, 2015.
- **Parcel Map and Exception Application No. PLN2017-0025 – Joseph Guichard** – This was a request to subdivide two adjoining parcels totaling 16.94 acres in the Oakdale area, to create four parcels and a remainder ranging in size from 3.03 to 3.91 acres. An exception was requested due to two of the parcels not fronting on County-maintained Rodden Road. Instead, the two landlocked parcels proposed to utilize a 30-foot-wide access easement. The project was approved by the Planning Commission on November 16, 2017.
- **Parcel Map and Exception Application No. PLN2019-0083 – Lopez – Montague Court** – This request was to subdivide a 24,899 square-foot parcel into four parcels of at least 5,685 square feet in size in the Single Family Residential (R-1) zoning district in the Ceres area. An exception was requested to allow proposed Parcel 3 to take access from a 20-foot-wide access easement. The easement was needed due to restrictions for direct access to River Road for proposed Parcel 3. The project was approved by the Planning Commission on July 16, 2020.
- **Parcel Map, Variance, and Exception Application No. PLN2024-0087 – Rogers** – This was a request to subdivide two parcels, totaling 3.52± acres, into three parcels of 1.67±, 1±, and 0.85± acres in size in the Rural Residential (R-A) zoning district. A variance to the minimum lot width requirement of the R-A zoning ordinance and an exception for lot access for proposed Parcel 3 to take access from a 30-foot-wide access easement to Hillcrest Drive in the Del Rio area. The project was approved by the Planning Commission on April 17, 2025.

Staff has determined that based on the parcelization patterns of the area, that no further subdivision is likely within the boundaries of the project area, and that similar requests within the general area have been approved in the past, approving the exception will not constitute a “special privilege”. In addition to the exception findings, staff believes all required parcel map findings can also be made for approval of this request.

## **ENVIRONMENTAL REVIEW**

An environmental assessment for the project has been prepared in accordance with the California Environmental Quality Act (CEQA). The assessment included preparation of an Initial Study (see Exhibit D – *Initial Study, with Attachments*). Pursuant to CEQA, the proposed project was circulated to interested parties and responsible agencies for review and comment and no significant issues were raised (see Exhibit G – *Environmental Review Referrals*).

A Negative Declaration has been prepared for approval prior to action on the project itself as the project will not have a significant effect on the environment (see Exhibit E – *Negative Declaration*).

Conditions of approval reflecting referral responses have been placed on the project (see Exhibit C – *Conditions of Approval*).

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**Note:** Pursuant to California Fish and Game Code Section 711.4, all project applicants subject to the California Environmental Quality Act (CEQA) shall pay a filing fee for each project; therefore, the applicant will further be required to pay **\$3,025.75** for the California Department of Fish and Wildlife (formerly the Department of Fish and Game) and the Clerk-Recorder filing fees. The attached Conditions of Approval ensure that this will occur.

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 - Initial Study, with Attachments
- Exhibit E - Negative Declaration
- Exhibit F - Applicant's Findings
- Exhibit G - Environmental Review Referrals
- Exhibit H - Campaign Disclosure Form

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## Findings and Actions Required for Project Approval







1. Adopt the Negative Declaration pursuant to CEQA Guidelines Section 15074(b), by finding that on the basis of the whole record, including the Initial Study and any comments received, that there is no substantial evidence the project will have a significant effect on the environment and that the Negative Declaration reflects Stanislaus County's independent judgment and analysis.
2. Order the filing of the Notice of Determination with the Stanislaus County Clerk-Recorder's Office pursuant to Public Resources Code Section 21152 and CEQA Guidelines Section 15075.
3. Find that:
  - a. That there are special circumstances or conditions applying to the property being divided;
  - b. That the exception is necessary for the preservation and enjoyment of a substantial property right of the owner;
  - c. That the granting of the exception will not be detrimental to the public welfare, injurious to other property in the neighborhood of the subdivision, and that it will not constitute a special privilege not enjoyed by others under similar circumstances;
  - d. The granting of the exception will not be in conflict with the purposes and objectives of the general plan, or any element thereof, or any specific plan;
  - e. The proposed parcel map is consistent with applicable general and specific plans as specified in Section 65451 of California Code, Government Code;
  - f. The design or improvement of the proposed parcel map is consistent with applicable general and specific plans;
  - g. The site is physically suitable for the type of development;
  - h. The site is physically suitable for the proposed density of development;
  - i. 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;
  - j. The design of the parcel map or type of improvements is not likely to cause serious public health problems;
  - k. 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; and
  - l. That the project will increase activities in and around the project area, and increase demands for roads and services, thereby requiring dedication and improvements.
4. Approve Parcel Map and Exception Application No. PLN2024-0105 – Mesa Ranches, subject to the attached Conditions of Approval.

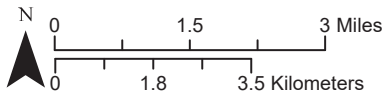
# MESA RANCHES

PM/EXC  
PLN2024-0105

## AREA MAP

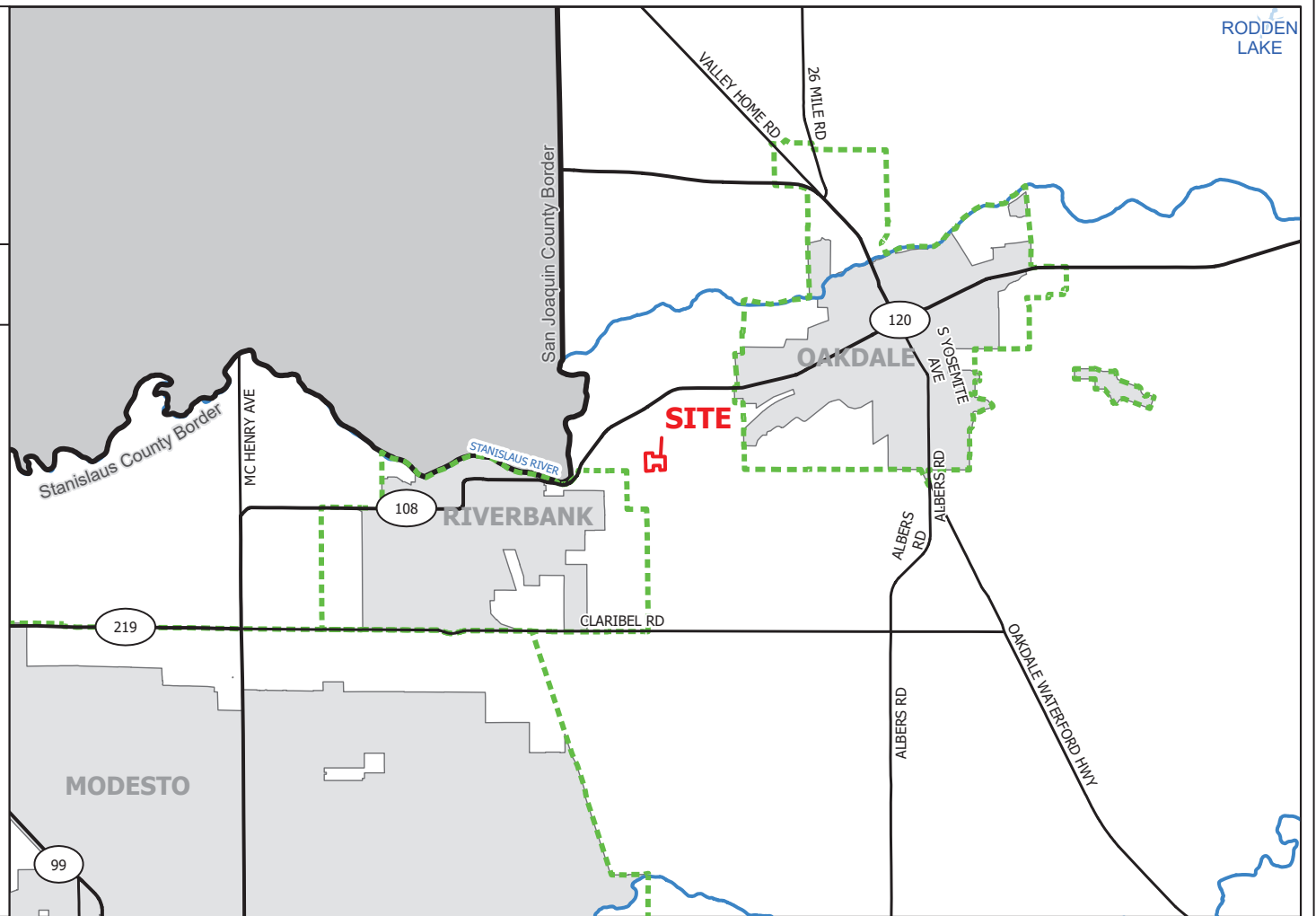
### LEGEND

-  Project Site
-  Sphere of Influence
-  Highway
-  Major Road
-  River
-  Lake



Source: Planning Department GIS

Date Exported: 12/10/2024







# MESA RANCHES




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PLN2024-0105

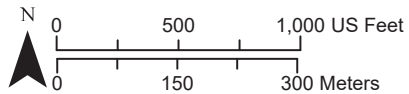
## GENERAL PLAN MAP

### LEGEND

-  Project Site
-  Parcel
-  Street
-  Canal

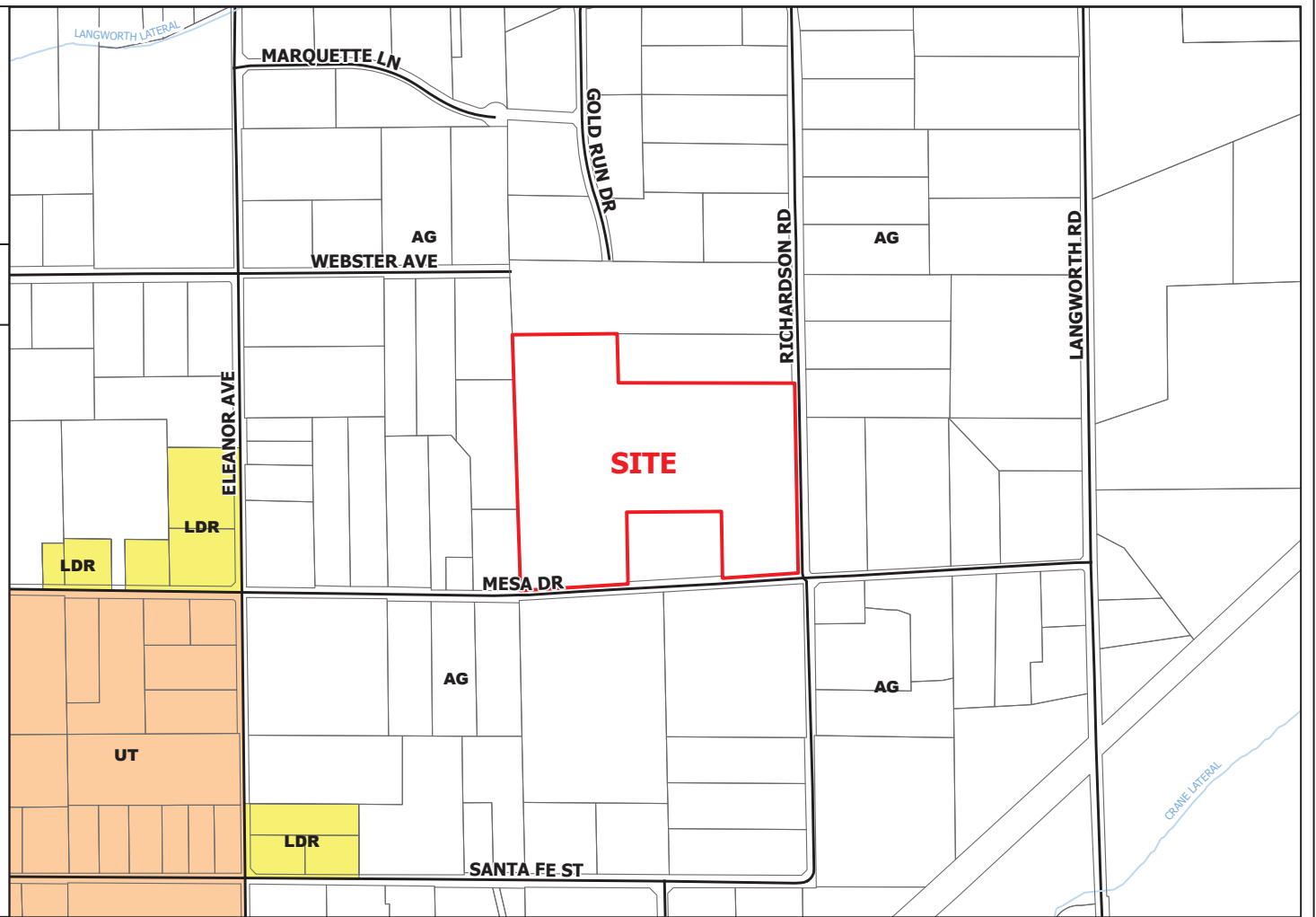
### General Plan

-  Agriculture
-  Residential - Low Density
-  Urban Transition



Source: Planning Department GIS

Date Exported: 12/10/2024







# MESA RANCHES






PM/EXC  
PLN2024-0105

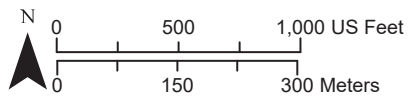
## ZONING MAP

### LEGEND

-  Project Site
-  Parcel
-  Street
-  Canal

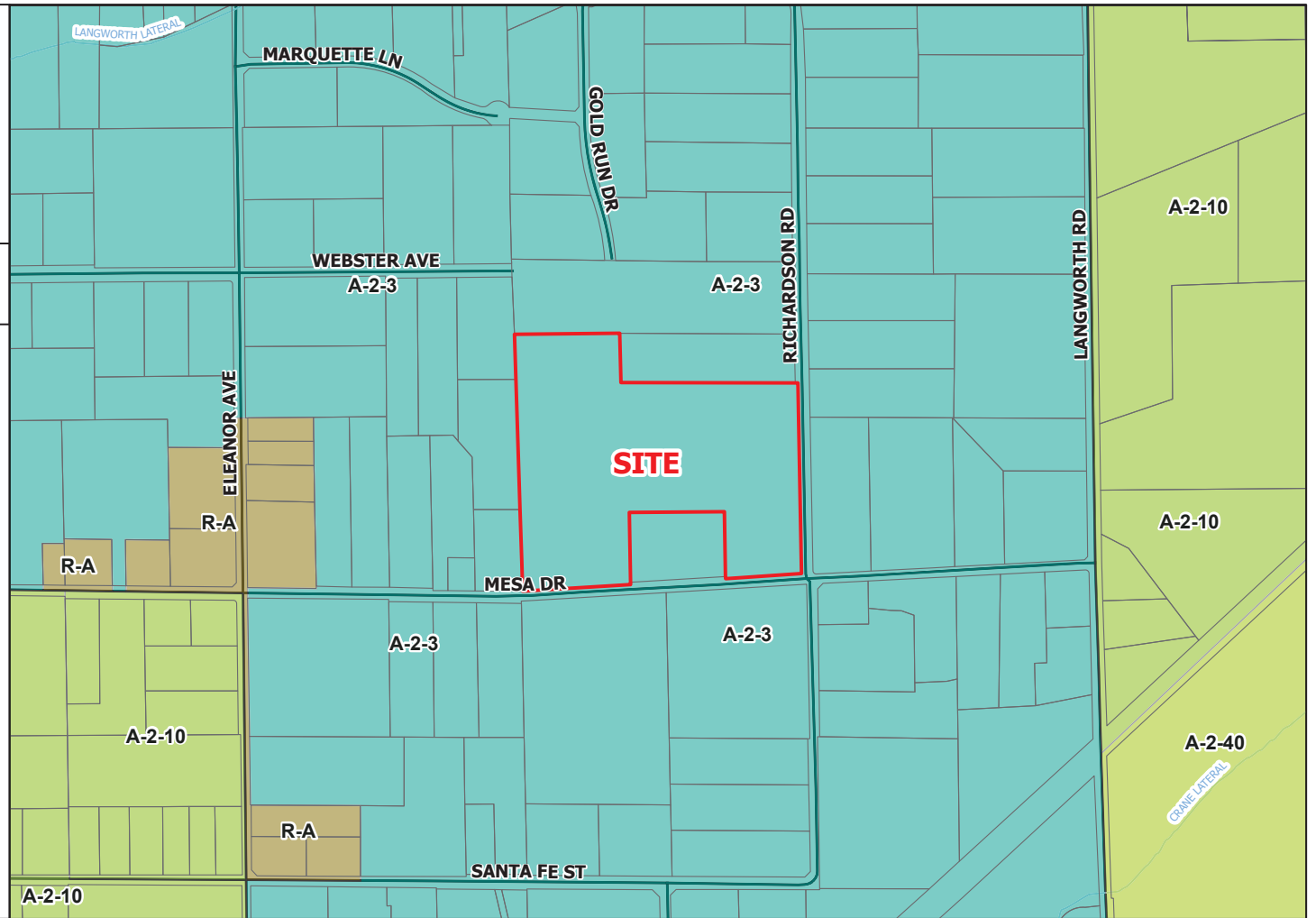
### Zoning Designation

-  General AG 10 Acre
-  General AG 10 Acre UT
-  General AG 3 Acre
-  General AG 40 Acre
-  Rural Residential



Source: Planning Department GIS

Date Exported: 12/10/2024







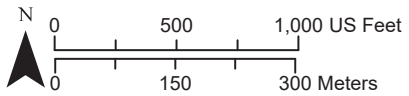
# MESA RANCHES

PM/EXC  
PLN2024-0105

2023 AERIAL AREA MAP

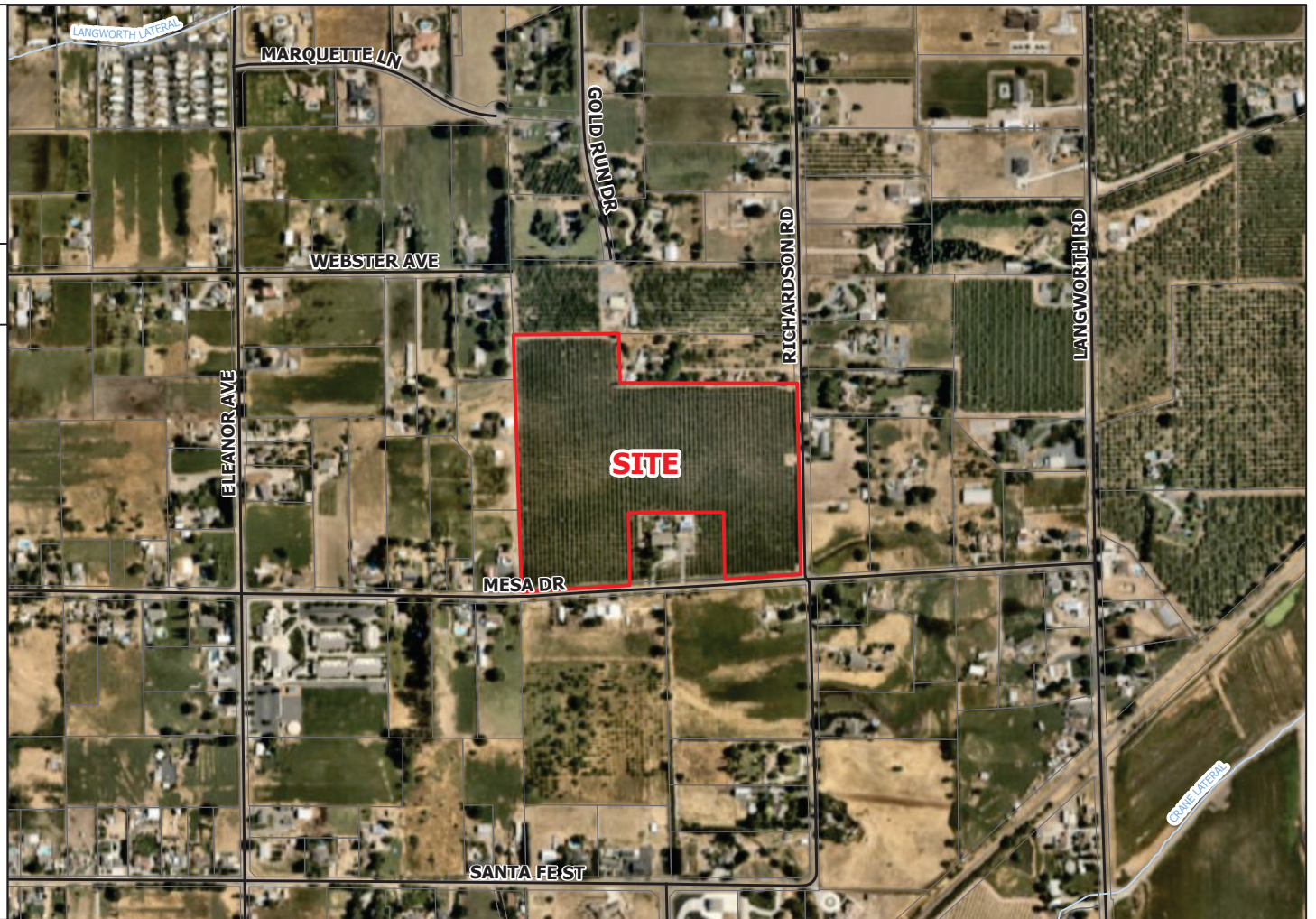
## LEGEND

-  Project Site
-  Parcel
-  Street
-  Canal



Source: Planning Department GIS

Date Exported: 12/10/2024





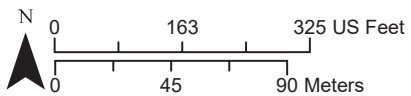
# MESA RANCHES

PM/EXC  
PLN2024-0105

2023 AERIAL SITE MAP

## LEGEND

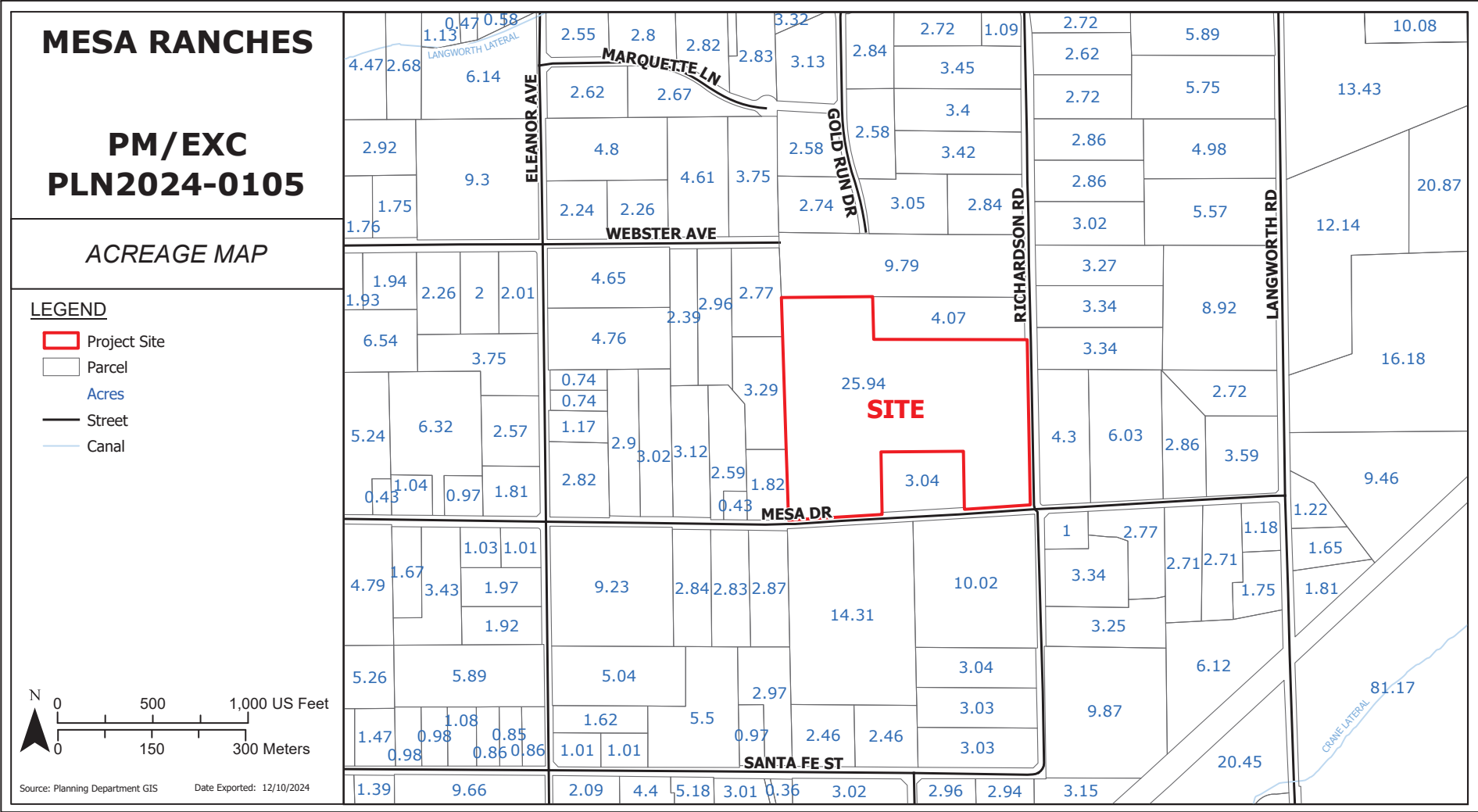
-  Project Site
-  Parcel
-  Street



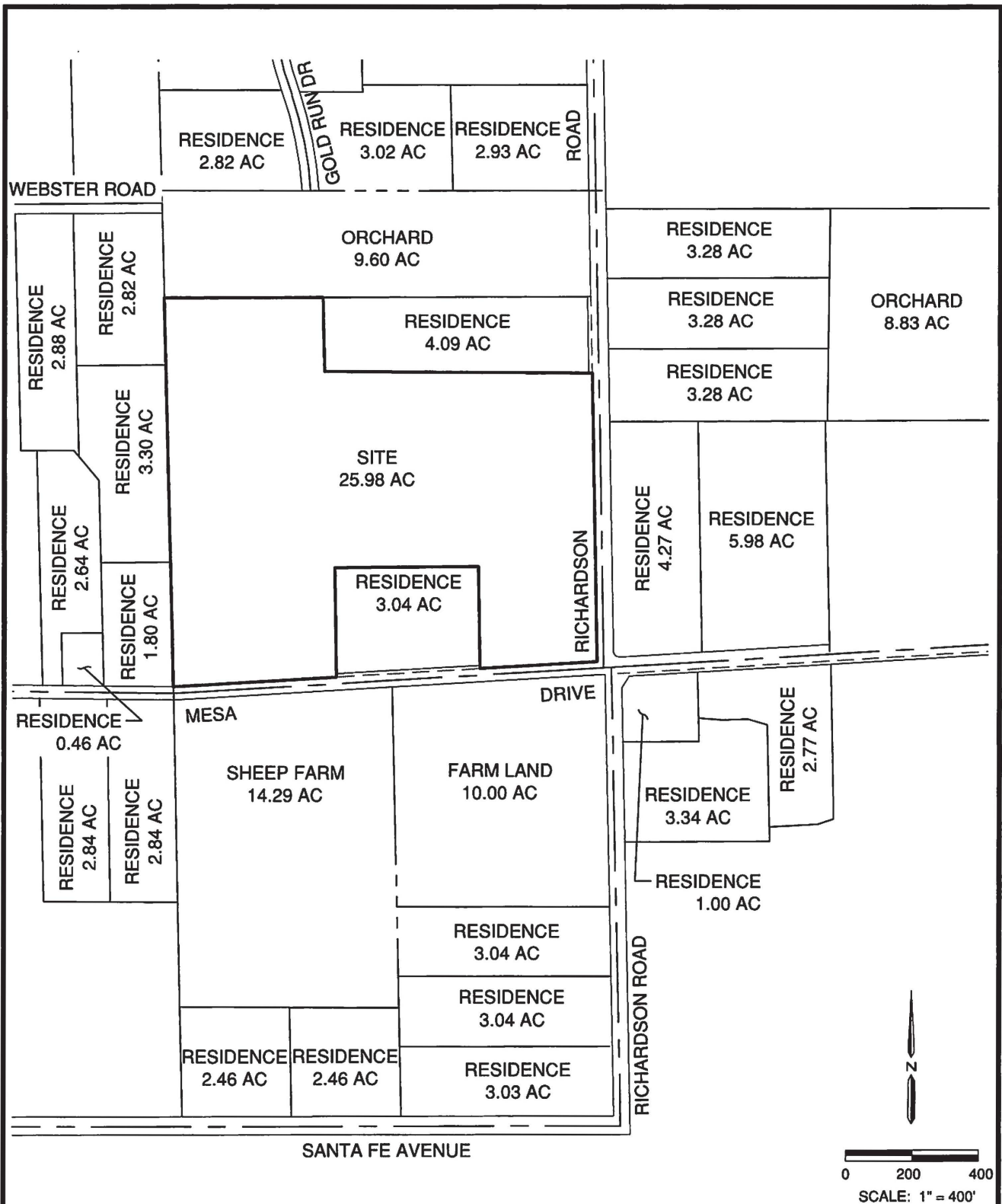
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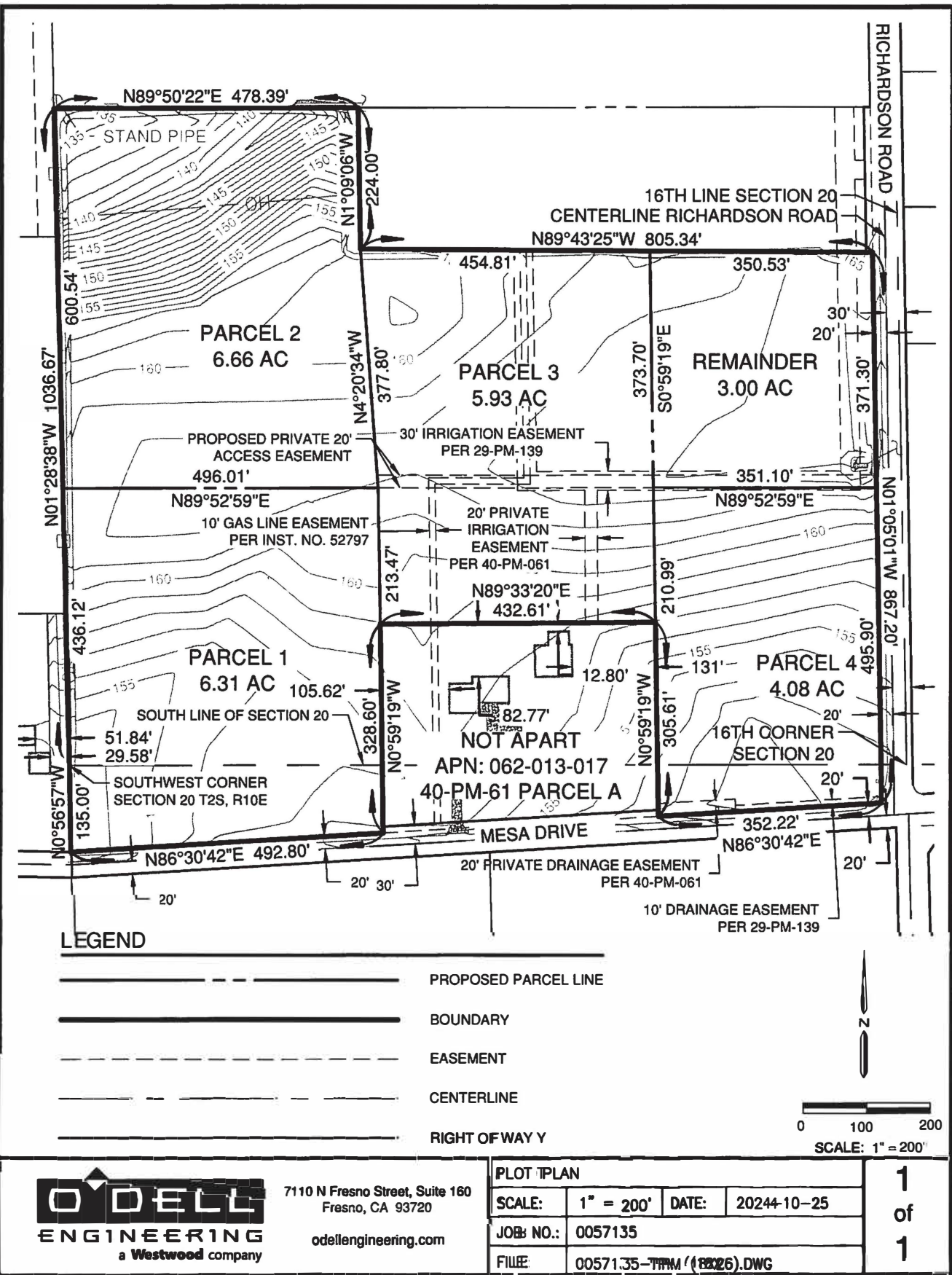
7110 N Fresno Street, Suite 160  
Fresno, CA 93720  
odellengineering.com

PLOT PLAN

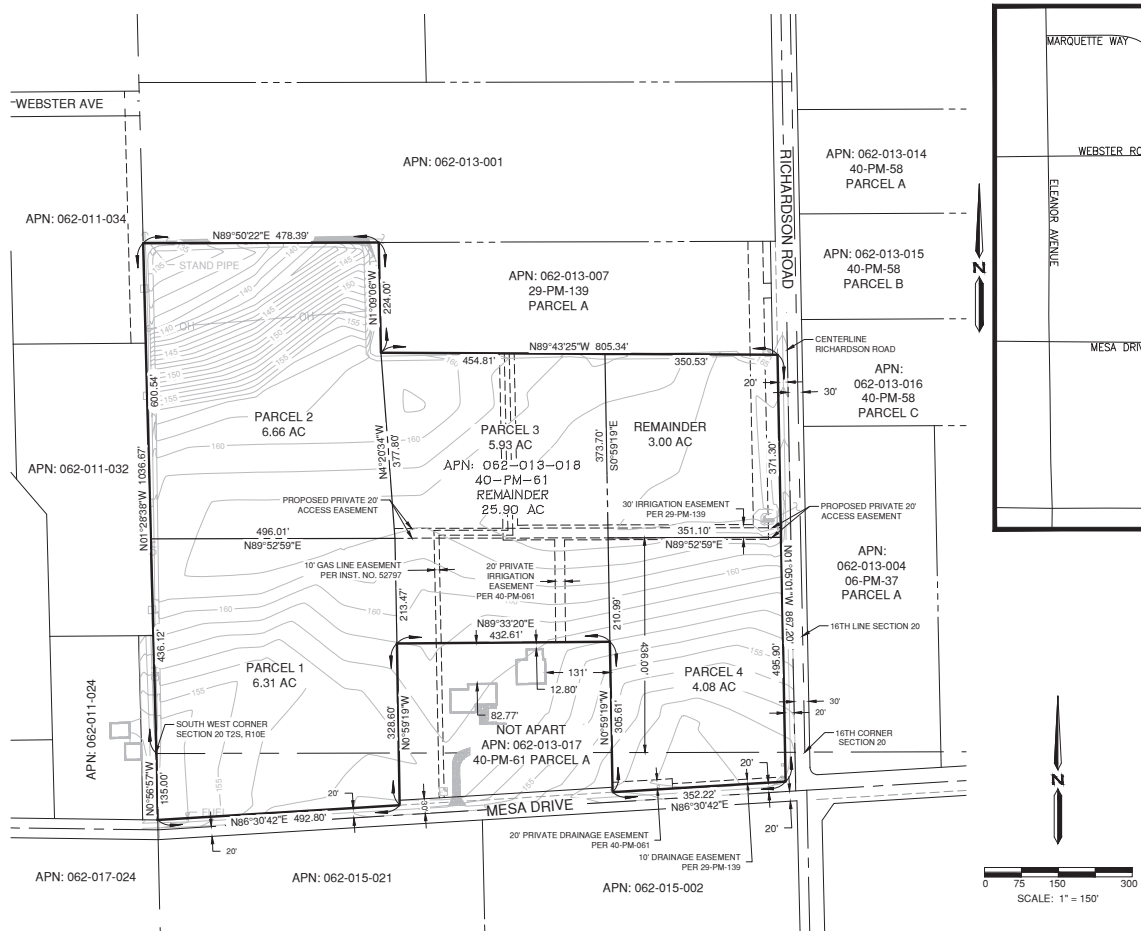
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**LEGEND**

---	PROPOSED PARCEL LINE
---	BOUNDARY
---	EASEMENT
---	CENTERLINE
---	RIGHT OF WAY
---	SECTION LINE

**SUBDIVIDER'S STATEMENT**

- 25.90± ACRES
- ZONING DESIGNATION FOR PROPERTY: GENERAL AG 3 ACRE (GENERAL AGRICULTURE 3 ACRE) EFFECTIVE DATE 3/1/1984
- FLOOD ZONE X. 06099C0335E
- EROSION CONTROL PLAN SHALL BE DONE PER COUNTY ORDINANCES.
- DOMESTIC WATER SUPPLY SHALL BE BY PRIVATE WELL.
- SEWAGE DISPOSAL SHALL BE BY SEPTIC TANKS
- STORM DRAINAGE DISPOSAL SHALL BE BY COUNTY STANDARDS AND CONDITIONS OF APPROVAL
- THIS TENTATIVE SUBDIVISION MAP IS A SUBDIVISION OF ASSESSOR PARCEL NUMBERS: 062-013-018-000.

LEGAL DESCRIPTION FOR PROPERTY BEING SUBDIVIDED:  
ALL THAT PORTION OF SAID LAND DESIGNATED AS REMAINDER AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD FEBRUARY 28, 1988 IN BOOK 40 OF PARCEL MAPS, PAGE 61, OFFICIAL RECORDS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
THAT PORTION OF SECTIONS 20 AND 29, TOWNSHIP 2 SOUTH, RANGE 10 EAST, MOUNT DIABLO BASE AND MERIDIAN DESCRIBED AS FOLLOWS:  
COMMENCING AT THE QUARTER SECTION CORNER COMMON TO SECTIONS 19 AND 20, TOWNSHIP 2 SOUTH, RANGE 10 EAST, THENCE ALONG THE EAST LINE OF RANNEY ADDITION SOUTH 11° 54' EAST 1610 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING ALONG SAID EAST LINE OF RANNEY ADDITION SOUTH 11° 54' EAST 1188.4 FEET; THENCE NORTH 86° 03' EAST 1318 FEET; THENCE NORTH 11° 34' WEST 1114.5 FEET; THENCE SOUTH 89° 24' WEST 1323.6 FEET TO THE POINT OF BEGINNING.  
EXCEPT THEREFROM THE INTEREST CONVEYED TO THE COUNTY OF STANISLAUS FOR PUBLIC HIGHWAY PURPOSES BY DEED RECORDED AUGUST 22, 1934 AS INSTRUMENT NO. 12156, BOOK 543 PAGE 302; OFFICIAL RECORDS.  
ALSO EXCEPT THEREFROM PARCEL "A" AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD DECEMBER 7, 1979 IN BOOK 29 OF PARCEL MAPS, PAGE 139, OFFICIAL RECORDS.  
ALSO EXCEPT THEREFROM PARCEL "A" AS SHOWN ON THAT CERTAIN PARCEL MAP FILED FOR RECORD FEBRUARY 28, 1988 IN BOOK 40 OF PARCEL MAPS, PAGE 61, OFFICIAL RECORDS.

**VICINITY MAP**  
N.T.S.  
**CONTACT INFORMATION**

APPLICANTS: SCOTT BARRY  
5101 MESA DRIVE,  
OAKDALE, CA 95361  
TENNISLADY886@GMAIL.COM  
CONTACT:  
(650) 321-1888  
  
ENGINEER: ODELL ENGINEERING  
1165 SCENIC DRIVE, SUITE A  
MODESTO, CA 95350  
CONTACT: KRISTEN SCHEIDT, PE  
(209) 571-1765

- NOTES**
- PARCEL 1 = 6.31 AC
  - PARCEL 2 = 6.66 AC
  - PARCEL 3 = 5.93 AC
  - PARCEL 4 = 4.08 AC
  - PARCEL REMAINDER = 3.00 AC
  - PARCEL REMAINDER SITE OF FUTURE CONSTRUCTION
  - PARCEL 2 AND PARCEL 3 WILL HAVE ACCESS FROM A PROPOSED PRIVATE ACCESS EASEMENT RUNNING ALONG THE SOUTH LINE OF PARCEL REMAINDER, THROUGH PARCEL 3.

**APPROVED BY:**  
STACY SOUZA ELMS,  
COMMUNITY DEVELOPMENT DIRECTOR  
DATE

PLAN REVISIONS

NO.	DATE	REVISION

**ODELL ENGINEERING**  
a Westwood company  
7110 N Fresno Street, Suite 160  
Fresno, CA 93720  
odellengineering.com  
westwoodps.com

**TENTATIVE PARCEL MAP**  
**MESA DRIVE**  
OAKDALE, CALIFORNIA



DESIGNED: CJ  
DRAWN: CJ  
CHECKED: RA  
SCALE:  
DATE: 2024-10-25  
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## **CONDITIONS OF APPROVAL**

### **PARCEL MAP AND EXCEPTION APPLICATION NO. PLN2024-0105 MESA RANCHES**

#### **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 not shown on the parcel map shall be removed prior to the parcel map being recorded.
3. All structures shown on the parcel map that are on lot lines shall be removed prior to the parcel map being recorded.
4. Prior to the recording of the parcel map the new parcels shall be surveyed and fully monumented.
5. An encroachment permit is required to be issued prior to the issuance of any building permit. The encroachment permit will be for driveway approaches at all points of ingress and egress on the project site.
6. Prior to recording the parcel map or shown on the map a common driveway shall be provided on the parcel map for the shared driveways serving Parcel 2 and Parcel 3.
7. Prior to the recording the parcel map or shown on the map, an irrevocable offer of dedication (IOD) is required. Stanislaus County Public Works reserves the right to accept the IOD in the future. In the event of acceptance of the IOD, the removal of any improvements or modifications within the ultimate right of way shall be the responsibility of the current property owner:
  - a. Mesa Drive is classified as a 60-foot Local Rural Road, the required ½ width of Mesa Drive is 30 feet north of the centerline of the roadway. The existing right-of-way is 20 feet north of the centerline. The remaining 10 feet north of the centerline shall be dedicated as an IOD.
  - b. Richardson Road is classified as a 60-foot Local Rural Road, the required ½ width of Richardson Road is 30 feet west of the centerline of the roadway. The existing right-of-way is 20 feet west of the centerline. The remaining 10 feet west of the centerline shall be dedicated as an IOD.

#### **Department of Planning and Community Development**

8. Pursuant to Section 711.4 of the California Fish and Game Code, the applicant is required to pay a California Department of Fish and Wildlife fee at the time of filing a "Notice of Determination." Within five (5) 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 **\$3,025.75**, made payable to **Stanislaus County**, for the payment of California Department of Fish and Wildlife and Clerk-Recorder filing fees.

Pursuant to Section 711.4 (e) (3) of the California Fish and Game Code, no project shall be operative, vested, or final, nor shall local government permits for the project be valid, until the filing fees required pursuant to this section are paid.

9. 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.
10. The Department of Planning and Community Development shall record a Notice of Administrative Conditions and Restrictions with the County Recorder's Office within 30 days of project approval. The notice includes: Conditions of Approval/Development Standards and Schedule; any adopted Mitigation Measures; and a project area map.
11. 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.
12. 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.
13. Prior to the issuance of building permits for a dwelling, the owner/developer shall pay a fee of \$339.00 per dwelling for the County's Sheriff's Department.
14. All proposed/existing access, irrigation, and utility easements shall be shown on the recorded parcel map. The proposed access easement shall be 30-feet in width. In addition to being shown on the map, easements may also be recorded by separate instrument.
15. 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."

**Department of Environmental Resources (DER) – Environmental Health**

16. When developed, the proposed parcels shall be subject to Measure X requirements. The on-site wastewater treatment system (OWTS) for any proposed new building, shall be by individual Primary and Secondary wastewater treatment units, operated under conditions and guidelines established by Measure X. All Local Agency Management Program (LAMP) standards shall be met.

17. The applicant shall secure all necessary permits for the destruction/relocation of any on-site water wells and water distribution lines, and/or the OWTS at the project site under the direction of the Stanislaus County DER.
18. The recorded parcel map shall contain the following statement:

“As per Stanislaus County Code 16.10.020 and 16.10.040, all persons purchasing lots within the boundaries of this approved map should be prepared to accept the responsibilities and costs associated with the operation and maintenance of the required primary and secondary on-site wastewater treatment system. All persons are required to provide adequate maintenance and operate the on-site wastewater treatment system as prescribed by the manufacturer, so as to prevent groundwater degradation.”
19. Each parcel shall have an approved independent water supply (if not provided public water service). Prior to the issuance of a building permit, each parcel shall have its own water well. A drilling permit shall be obtained from DER (Stanislaus County Policy and State Model Well Standards Ordinance).

**DER – Hazardous Materials Division**

20. The applicant shall contact the 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 DER prior to operation.
21. Prior to issuance of a grading permit, a Phase 1 study, and Phase 2 study, if determined to be necessary, shall be completed to the satisfaction of – Hazardous Materials Division.

**Stanislaus County Fire Prevention Bureau**

22. Prior to development of proposed Parcels 2 and 3, a 20-foot-wide all-weather access road shall be installed over the proposed access easement to terminate in a turnaround for emergency vehicle access and maneuverability.

**Oakdale Irrigation District (OID)**

23. The new parcel connection process shall be completed before water is released to the newly created parcels. Independent irrigation and drainage in accordance with OID's Subdivision Parcel Map Policy shall be met prior to the connection of new parcels.

**Central Valley Regional Water Quality Control Board (CVRWQCB)**

24. Prior to ground disturbance or issuance of a grading or building permit, the CVRWQCB shall be consulted to obtain any necessary permits and to implement any necessary measures, including but not limited to Construction Storm Water General Permit, Industrial Storm Water General Permit, Clean Water Act Section 404 Permit, Clean Water Act Section 401 Permit (Water Quality Certification), Waste Discharge Requirements,



National Pollutant Discharge Elimination System (NPDES) Permit, and any other applicable CVRWQCB permit.

**San Joaquin Valley Air Pollution Control District (SJVAPCD)**

25. Prior to ground disturbance or issuance of a grading or building permit, the developer shall contact the SJVAPCD to determine if the project is subject to SJVAPCD Rule 9510 - Indirect Source Review (ISR), SJVAPCD Rule 4601 (Architectural Coatings), SJVAPCD Regulation VIII (Fugitive PM10 Prohibitions), SJVAPCD Rule 4901 - Wood Burning Fireplaces and Heaters, or if any other District rules or permits are required.

\*\*\*\*\*

*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 INITIAL STUDY

Adapted from CEQA Guidelines APPENDIX G Environmental Checklist Form, Final Text, January 1, 2020

1. **Project title:** Parcel Map and Exception Application No. PLN2024-0105 – Mesa Ranches
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  
(209) 525-6330
4. **Project location:** 7142 Richardson Road, between State Route 108 and Mesa Drive, in the Riverbank area.  
(APN: 062-013-018)
5. **Project sponsor's name and address:** Michael Scott Barry  
5101 Mesa Drive, Oakdale, CA 95361
6. **General Plan designation:** Agriculture
7. **Zoning:** General Agriculture (A-2-3)

8. **Description of project:**

This is a request to subdivide a 25.9± acre parcel into four parcels and a remainder, ranging in size from 3± to 6.66± acres in size, in the General Agriculture (A-2-3) zoning district. An exception to the Subdivision Ordinance is required for the use of an access easement for Proposed Parcels 2 and 3. The current parcel is planted in almonds and includes an irrigation well pump, located on the proposed remainder parcel. If approved, all proposed Parcels and the remainder will remain planted in almonds.

There is an existing 30-foot wide irrigation easement which runs through proposed Parcel 3 and the remainder parcel; this 30-foot irrigation easement is proposed to be extended 200-feet to the west to ensure proposed Parcels 1 and 2 will continue to have independent rights to irrigate. Proposed Parcel 4 also includes a private drainage easement across the road frontage along Mesa Drive.

Proposed parcels 1-4 as well as the remainder could be developed with one single-family dwelling and one accessory dwelling unit per parcel if approved in addition to accessory structures associated with the single-family dwellings or use of the property in accordance with Stanislaus County Zoning Ordinance Section 21.28.020(B).

Section 20.52.170 Lots – Access of the Stanislaus County Subdivision Ordinance requires that all parcels front with access on a County road if less than 20 gross acres in size. Proposed Parcels 1 and 4 will have direct access from County-maintained Mesa Drive; however, proposed Parcels 2 and 3 will not have direct access to a County-maintained Road and will require an exception to the Subdivision Ordinance. Access for proposed Parcels 2 and 3 will be via a 20-foot-wide private access easement from Richardson Road across the remainder parcel and through proposed Parcel 3, for the benefit of proposed Parcels 2 and 3.

9. **Surrounding land uses and setting:** Ranchettes with single-family dwellings in all directions; California State Highway 108 to the north; City of Oakdale to the east; Burlington Northern railroad to the south; and the City of Riverbank to the west.
10. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):** Caltrans  
Stanislaus County Department of Public Works  
Department of Environmental Resources
11. **Attachments:**
  - I. Record Search from the Central California Information Center, dated August 28, 2024.

**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 **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- ☐ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- ☐ I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- ☐ I find that the proposed project **MAY** have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- ☐ I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

**Signature on file**

Prepared by Emily DeAnda, Associate Planner

**February 28, 2025**

Date

**EVALUATION OF ENVIRONMENTAL IMPACTS:**

1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.

4) “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, “Earlier Analyses,” may be cross-referenced).

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration.

Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

a) Earlier Analysis Used. Identify and state where they are available for review.

b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). References to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.

9) The explanation of each issue should identify:

a) the significant criteria or threshold, if any, used to evaluate each question; and

b) the mitigation measure identified, if any, to reduce the impact to less than significant.

## ISSUES

I. AESTHETICS – Except as provided in Public Resources Code Section 21099, could the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?			X	
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X	
c) 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 site itself is not considered to be a scenic resource or unique scenic vista. The existing 25.9± acre parcel is currently planted in almond trees. There are currently no existing structures on the project site. The proposed project is a request to subdivide a 25.9± acre parcel in the General Agriculture (A-2-3) zoning district into four parcels and a remainder ranging in size from a 3± to 6.66± acres. Any future residential development resulting from this project will be reviewed for conformance with the General Agriculture (A-2-3) zoning regulations. If approved, proposed Parcels 1-4 as well as the remainder may be developed with one single-family dwelling, one accessory dwelling unit, and one junior accessory dwelling unit per parcel in addition to accessory structures associated with the single-family dwellings or use of the property in accordance with Stanislaus County Zoning Ordinance Section 21.28.020(B). Community standards generally do not dictate the need or desire for an 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.

The surrounding area consists of ranchettes with single-family dwellings in all directions; California State Highway 108 to the north; City of Oakdale to the east; Burlington Northern railroad to the south; and the City of Riverbank to the west.

No adverse impacts to the existing visual character of the site or its surroundings are anticipated.

**Mitigation:** None.

**References:** Application information; Stanislaus County Zoning Ordinance (Title 21); Stanislaus County General Plan and Support Documentation<sup>1</sup>.

II. AGRICULTURE AND FOREST RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?			X	
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?			X	
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?			X	
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?			X	

**Discussion:** The existing 25.9± acre parcel is currently planted in almond trees. The current parcel is planted in almonds and the remainder parcel is improved with an irrigation well pump. If approved, all proposed Parcels and the remainder will remain planted in almonds. The project site is not enrolled in a Williamson Act Contract.

The California Department of Conservation's Farmland Mapping and Monitoring Program list the project site's soils as comprised of Prime Farmland and Unique Farmland. The United States Department of Agriculture Natural Resources Conservation Service (USDA NRCS) Web Soil Survey indicates that: 57.7 percent of the parcel is comprised of Greenfield sandy loam (GsB), 3 to 8 percent slopes, which has a California Revised Storie Index rating of 91; 30.2 percent Whitney and Rocklin sandy loams (WrB), 3 to 8 percent slopes, which has a Storie Index rating of 39 and 31, respectively; 8.8 percent Whitney sandy loams (WmC), 8 to 15 percent slopes, which has a Storie Index rating of 37; and 3.3 percent Hanford sandy loam (HdA), 0 to 3 percent slopes, which has a Storie Index rating of 93. 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 93 and 91 as excellent soils to be used for irrigated agricultural production in California and soils with an Index rating of 39, 37 and 31 as poor soils to be used in irrigated agriculture. Soils with an Index rating of 80-100 are deemed prime farmland by Stanislaus County's Uniform Rules.

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.

If approved, proposed Parcels 1-4 as well as the remainder may be developed with one single-family dwelling, one accessory dwelling unit, and one junior accessory dwelling unit per parcel in addition to accessory structures associated with the single-family dwellings or use of the property in accordance with Stanislaus County Zoning Ordinance Section 21.28.020(B). Community standards generally do not dictate the need or desire for an architectural review of agricultural or residential subdivisions. Aesthetics associated with the project site are not anticipated to change as a result of the 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.

The current parcel is irrigated via pump and sprinklers with irrigated water from Oakdale Irrigation District's shared agricultural well located in Improvement District No. 29 approximately 0.35± miles to the east of the project site. The proposed parcels will continue to irrigate independently utilizing the shared agricultural well via irrigation easements proposed as part of this project from the pump located on the proposed remainder. The project was referred to OID which responded that the applicant will be required to submit OID New Parcel Applications for each parcel to be approved by OID for irrigation purposes. Additionally, the property owners of the proposed Parcels and Remainder within District No. 29 of the OID will continue to be solely responsible for the funding for maintenance of the shared well and subject irrigation facilities. The request is not expected to perpetuate any significant conversion of farmland to non-agricultural use or impact agricultural operations.

Based on this information, Staff believes that the proposed project will not conflict with any agriculturally zoned land or Williamson Act Contracted land, nor will the project result in the conversion of unique farmland, or farmland of statewide importance.

**Mitigation:** None.

**References:** Application information; California State Department of Conservation Farmland Mapping and Monitoring Program - Stanislaus County Farmland 2022; United States Department of Agriculture NRCS Web Soil Survey; Stanislaus County Williamson Act Uniform Rules; Referral response from Oakdale Irrigation District (OID), dated January 29, 2025; Stanislaus County Zoning Ordinance (Title 21); Stanislaus County General Plan and Support Documentation<sup>1</sup>.

III. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. -- Would the project:				
	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?			X	
b) 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 PM<sub>10</sub> (respirable particulate matter) Maintenance Plan, the 2008 PM<sub>2.5</sub> (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 primary source of air pollutants generated by this project would be classified as being generated from “mobile” sources. Mobile sources would generally include dust from roads, farming, and automobile exhausts. Mobile sources are generally regulated by the Air Resources Board of the California EPA which sets emissions for vehicles and acts on issues regarding cleaner burning fuels and alternative fuel technologies. As such, the District has addressed most criteria air pollutants through basin wide programs and policies to prevent cumulative deterioration of air quality within the Basin. The project will increase traffic in the area and, thereby, impacting air quality.

Potential impacts on local and regional air quality are anticipated to be less than significant, falling below SJVAPCD thresholds, as a result of the nature of the proposed project. Implementation of the proposed project would fall below the SJVAPCD significance thresholds for both short-term construction and long-term operational emissions. No construction is proposed as part of this project; however, if approved, proposed Parcels 1-4 as well as the remainder may be developed with one single-family dwelling, one accessory dwelling unit, and one junior accessory dwelling unit per parcel in addition to accessory structures upon approval of a building permit. Should future construction occur as a result of this project, construction activities associated with new development can temporarily increase localized PM10, PM2.5, volatile organic compound (VOC), nitrogen oxides (NOX), sulfur oxides (SOX), and carbon monoxide (CO) concentrations within a project’s vicinity. The primary source of construction-related CO, SOX, VOC, and NOX emission is gasoline and diesel powered, heavy-duty mobile construction equipment. Primary sources of PM10 and PM2.5 emissions are generally clearing and demolition activities, grading operations, construction vehicle traffic on unpaved ground, and wind blowing over exposed surfaces. Any construction activities that occur as a result of this project would occur in compliance with all SJVAPCD regulations; therefore, construction emissions would be less than significant without mitigation.

The project was referred to SJVAPCD, and no response has been received to date. 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 has pre-qualified emissions and determined a size below, which is reasonable to conclude that a project would not exceed applicable thresholds of significance for criteria pollutants. Any project falling below the thresholds identified by the SJVAPCD are deemed to have a less than significant impact on air quality due to criteria pollutant emissions. The District’s threshold of significance for residential projects is identified as less than the following number of trips per-day based on vehicle type: 15 one-way heavy-duty truck trips and 800 one-way trips for all fleet types not considered to be heavy-duty trucks. The project area is not currently developed with any dwelling units; existing truck trips are estimated to be zero. According to the Federal Highway Administration the average daily vehicle trips per household is 5.11; should each parcel be developed with the maximum number of residential units allowed under the A-2 zoning ordinance, the project has the potential to create up to a maximum of 77 additional trips per-day as a result of project approval (five single-family dwellings, five ADU’s, and five JADU’s  $\times 5.11 = 76.65$ ). As this is below the District’s threshold of significance, no significant impacts to air quality are anticipated.

As required by CEQA Guidelines Section 15064.3, potential impacts to Air Quality should be evaluated using Vehicle Miles Traveled (VMT). The State of California – Office of Planning and Research (OPR) has issued guidelines regarding VMT significance under CEQA. According to the technical advisory from OPR, as mentioned in Section VIII – Greenhouse Gas Emissions, projects that generate or attract fewer than 110 trips per-day generally may be assumed to cause a less-than-significant transportation impact. If the Proposed Parcels and Remainder are fully developed after project approval, the project will result in the addition of 77 vehicle trips per-day. The VMT increase associated with the proposed project is less than significant as the number of additional vehicle trips will not exceed 110 per-day.

It appears the project would not be a significant impact to any sensitive receptors.

For these reasons, the proposed project is considered to be consistent with all 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’s Small Project Analysis Level (SPAL) guidance, November 13, 2020; Federal Highway Administration, Summary of Travel Trends: 2017 National

Household Travel Survey; Governor's Office of Planning and Research Technical Advisory, December 2018; San Joaquin Valley Air Pollution Control District - Regulation VIII Fugitive Dust/PM-10 Synopsis; [www.valleyair.org](http://www.valleyair.org); Stanislaus County General Plan and Support Documentation<sup>1</sup>.

<b>IV. BIOLOGICAL RESOURCES -- Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Included</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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 project is located within the Riverbank Quad of the California Natural Diversity Database (CNDDB) based on the U.S. Geographical quadrangle map series. The project site is surrounded by ranchettes with single-family dwellings in all directions; California State Highway 108 to the north; City of Oakdale to the east; Burlington Northern railroad to the south; and the City of Riverbank to the west. The nearest hydrological feature is the Oakdale Irrigation District (OID) Crane Lateral Canal, approximately 0.4± miles to the south.

Based on results from the California Natural Diversity Database, there are fifteen species which are state or federally listed, threatened, identified as species of special concern or a candidate of special concern within the Denair California Natural Diversity Database Quad. These species include the Swainson's hawk, burrowing owl, vernal pool fairy shrimp, vernal pool tadpole shrimp, green sturgeon – southern DPS, Sacramento hitch, hardhead, Sacramento splittail, Pacific lamprey, steelhead – Central Valley DPS, Chinook salmon – Central Valley spring-run ESU, Chinook salmon – Central Valley fall/late fall-run ESU, Crotch's bumble bee, valley elderberry longhorn beetle, and Northern California legless lizard.

There are no reported sightings of any of the aforementioned species on the project site; however, there are mapping reports of steelhead – Central Valley DPS and green sturgeon – southern DPS within the Stanislaus River located 0.85± miles from the project site to the north and west. There is no riparian habitat or jurisdictional waters on or adjacent to the project site. Additionally, two collections of Northern California legless lizard approximately 1.73± miles to the west of the project site were reported in May of 2002.



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.

An Early Consultation was referred to the California Department of Fish and Wildlife and no response was received.

**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 February 25, 2025; Stanislaus County General Plan and Support Documentation<sup>1</sup>.

V. CULTURAL RESOURCES -- Would the project:				
	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource 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:** A records search for the project site formulated by the Central California Information Center (CCIC) stated that there are not any formally recorded prehistoric or historic archaeological resources within the project area or within the vicinity. Additionally, there are no cultural resources or historic archaeological resources that have been formally reported. The CCIC recommended that a qualified historical resources consultant evaluate and formally record any building to be removed if it is 45 years old or older, and recommended further review for the possibility of identifying prehistoric and historic-era archaeological resources if ground disturbance is considered a part of the current project. If the current project does not include ground disturbance, further study for archaeological resources is not recommended at this time. No structures currently exist on the project site. 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 that should any future construction activities occur, if any cultural, historical, or tribal resources are found 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 the California Environmental Quality Act (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 this project will result in significant impacts to any archaeological or cultural resources. The existing 25.9± acre parcel is currently planted in almond trees. The County does not use age as an indication of historic resources. The site is not currently improved with structures. 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.

**Mitigation:** None.

**References:** Application Information; Central California Information Center Report for the project site, dated August 28, 2024; Stanislaus County General Plan and Support Documentation<sup>1</sup>.

VI. ENERGY -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
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 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 construction is proposed; however, if approved, proposed Parcels 1-4 as well as the remainder may be developed with one single-family dwelling, one accessory dwelling unit, and one junior accessory dwelling unit per parcel in addition to accessory structures. Any future construction activities shall be in compliance with all SJVAPCD regulations and with Title 24, Green Building Code, which includes energy efficiency requirements.

According to the Federal Highway Administration the average daily vehicle trips per household is 5.11; should each parcel be developed with the maximum number of residential units allowed under the A-2 zoning ordinance, the project has the potential to create up to a maximum of 77 additional trips per-day as a result of project approval (five single-family dwellings, five ADU's, and five JADU's x 5.11 = 76.65). As this is below the District's threshold of significance, no significant impacts to air quality are anticipated.

Electrical service is provided by Pacific Gas & Electric (PG&E). The project was referred to PG&E who did not comment on the request.

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 less than significant.

**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; Stanislaus County General Plan and Support Documentation<sup>1</sup>.

VII. GEOLOGY AND SOILS -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
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 waste water disposal systems where sewers are not available for the disposal of waste water?			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 Greenfield sandy loam (GsB), 3 to 8 percent slopes; 30.2 percent Whitney and Rocklin sandy loams (WrB), 3 to 8 percent slopes; 8.8 percent Whitney sandy loams (WmC), 8 to 15 percent slopes; and 3.3 percent Hanford sandy loam (HdA), 0 to 3 percent slopes. 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.

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 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, 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.

The Department of Environmental Resources – Environmental Health, and Groundwater Division, provided referral responses requiring well construction/drilling permits and compliance with all associated DER requirements regarding the on-site wastewater disposal systems for all four new parcels to be by individual Primary and Secondary wastewater treatment units, operated under conditions and guidelines established by Measure X. Additionally, all Local Agency Management Program (LAMP) standards and setbacks will be required to be met. DER – Environmental Health Division also requested a statement to be placed on the Final Map regarding all persons purchasing lots within the boundaries of the map, if approved, to be prepared to accept the responsibilities and costs associated with the operation and maintenance of the required Primary and Secondary on-site wastewater treatment system, and that all persons adequately maintain and operate the on-site wastewater system as prescribed by the manufacturer, so as to prevent groundwater degradation. 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 and comments will be applied to the project and will be triggered when a building permit is requested for the proposed Parcels.

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.

**Mitigation:** None.

**References:** Application information; Referral response from the Department of Environmental Resources (DER) – Ground Water Division, dated February 10, 2025; Referral response from the Department of Environmental Resources (DER) – Environmental Health Division, dated February 7, 2025; Stanislaus County General Plan and Support Documentation<sup>1</sup>.

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

**Discussion:** The principal Greenhouse Gasses (GHGs) are carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), nitrous oxide (N<sub>2</sub>O), sulfur hexafluoride (SF<sub>6</sub>), perfluorocarbons (PFCs), hydrofluorocarbons (HFCs), and water vapor (H<sub>2</sub>O). CO<sub>2</sub> is the reference gas for climate change because it is the predominant greenhouse gas emitted. To account for the varying warming potential of different GHGs, GHG emissions are often quantified and reported as CO<sub>2</sub> equivalents (CO<sub>2</sub>e). In 2006, California passed the California Global Warming Solutions Act of 2006 (Assembly Bill [AB] No. 32), which requires the California Air Resources Board (ARB) 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. Two additional bills, SB 350 and SB32, were passed in 2015 further amending the states Renewables Portfolio Standard (RPS) for electrical generation and amending the reduction targets to 40% of 1990 levels by 2030.

The project proposes to subdivide a 25.9± acre parcel into four parcels and a remainder, ranging in size from 3± to 6.66± acres in size, in the General Agriculture (A-2-3) zoning district. An exception to the Subdivision Ordinance is required for the use of an access easement for Proposed Parcels 2 and 3. If approved, proposed Parcels 1-4 as well as the remainder may be developed with one single-family dwelling, one accessory dwelling unit, and one junior accessory dwelling unit per parcel in addition to accessory structures associated with the single-family dwellings or use of the property in accordance with Stanislaus County Zoning Ordinance Section 21.28.020(B). Direct emissions of GHGs from the proposed project will be primarily due to vehicle trips associated with residential or farming operations. Therefore, the project would result in an increase in direct annual emissions of GHGs during operation as the project has the potential to increase the number of vehicle trips by 77 vehicle trips due to the proposed subdivision as previously mentioned in Section III – *Air Quality*. As required by CEQA Guidelines section 15064.3, potential impacts regarding Green House Gas Emissions should be evaluated using Vehicle Miles Traveled (VMT). The calculation of VMT is the number of cars/trucks multiplied by the distance traveled by each car/truck. The VMT increase associated with the proposed project is less than significant as the number of additional vehicle trips will not exceed 110 per-day. As the proposed vehicle trips are well below the District's threshold of significance, no significant impacts to GHGs related to VMT are anticipated.

No construction is proposed; however, any development must comply with Title 24 Building Code Regulations which include measures for energy-efficient buildings that require less electricity and reduce fuel consumption, which in turn decreases GHG emissions. This project was referred to the San Joaquin Valley Air Pollution Control District (Air District); however, no response has been received to date. Staff will include a condition of approval requiring the applicant to comply with all appropriate District rules and regulations should future construction occur on the proposed parcels. Consequently, GHG emissions associated with this project are considered to be less-than significant.

**Mitigation:** None.

**References:** Application information; Governor's Office of Planning and Research Technical Advisory, December 2018; Stanislaus County General Plan and Support Documentation<sup>1</sup>.

<b>IX. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Included</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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	

**Discussion:** The County Department of Environmental Resources (DER) is responsible for overseeing hazardous materials. A referral response from the Hazardous Materials Division of the Stanislaus County Department of Environmental Resources (DER) is requiring the applicant to contact the Department regarding appropriate permitting requirements for hazardous materials and/or wastes, if applicable. Additionally, the Hazardous Materials Division requested that a Phase I or Phase II study be completed prior to the issuance of any grading permit if the site formerly contained any farm buildings or structures, and that any discovery of underground storage tanks, locations, or buried chemicals or refuse or contaminated soil shall be brought to the immediate attention of DER. 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. There are no structures currently on-site. The Department of Toxic Substances Control (DTSC) provided a referral response requesting that the amounts of pesticides and organochlorine pesticides (OCPs) historically used on the property be identified and that further analysis be conducted if dichloro-diphenyl-trichloroethane (DDT), toxaphene, or dieldrin were used on-site, or if any level of arsenic is present. The parcel most recently obtained a permit from the County's Agricultural Commissioner to utilize 8.5 gallons of Mastercop, which is a copper based fungicide and bactericide utilized on the orchard.

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 site is surrounded by ranchettes with single-family dwellings in all directions; California State Highway 108 to the north; City of Oakdale to the



east; Burlington Northern railroad to the south; and the City of Riverbank to the west. Two ranchettes to the north and one immediately to the south are planted in orchards. 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 EnviroStar 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 District. The project was referred to the District, and no comments have been received to date.

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

**Mitigation:** None.

**References:** Application information; Referral response from the Stanislaus County Department of Environmental Resources (DER) Hazardous Materials Division dated January 28, 2025; Referral response from the Department of Toxic Substances Control, dated January 17, 2025; Department of Toxic Substances Control's data management system (EnviroStar), accessed on February 26, 2025; Stanislaus County Airport Land Use Compatibility Plan; Stanislaus County General Plan and Support Documentation<sup>1</sup>.

<b>X. HYDROLOGY AND WATER QUALITY -- Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Included</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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 stormwater 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 project site is not currently developed with any on-site wells or on-site wastewater treatment systems (OWTS). Run-off is not considered an issue because of several factors which limit the potential impact. These factors include the relatively flat terrain of the subject site, and relatively low rainfall intensities in the Central Valley. Areas subject to flooding have been identified in accordance with the Federal Emergency Management Act (FEMA). The project site is located in FEMA Flood Zone X, which includes areas determined to be outside the 0.2% annual chance floodplains. No

construction is proposed at this time; however, should future construction occur on-site, all flood zone requirements are addressed by the Building Permits Division during the building permit process.

The current parcel is planted in almonds and includes an irrigation well pump, located on the proposed remainder parcel. If approved, all proposed Parcels and the remainder will remain planted in almonds. There is an existing 30-foot wide irrigation easement which runs through proposed Parcel 3 and the remainder parcel; this 30-foot irrigation easement is proposed to be extended 200-feet to the west to ensure proposed Parcels 1 and 2 will continue to have independent rights to irrigate. Proposed Parcel 4 also includes a private drainage easement across the road frontage along Mesa Drive.

Any future residential development resulting from this project will be reviewed for conformance with the General Agriculture (A-2-3) zoning regulations. If approved, proposed Parcels 1-4 as well as the remainder may be developed with one single-family dwelling, one accessory dwelling unit, and one junior accessory dwelling unit per parcel. The current absorption patterns of water upon this property will not be altered as part of this project; however, should new structures be built, current Public Works standards require all of a project's storm water be maintained on-site.

The project was referred to Central Valley Regional Water Quality Control Board (CVRWQCB), and while no response has been received to date, a condition of approval will be added to the project requiring the applicant contact the CVRWQCB regarding any permit requirements prior to issuance of a building permit.

No new domestic or irrigation wells are proposed with this project. However, if the project is approved, new development of all four proposed Parcels and the Remainder may include installation of new wells. The Department of Environmental Resources (DER) regulates the issuance of new well permits. Groundwater extraction is subject to compliance with the Modesto Subbasin Groundwater Sustainability Management Plan (GSP), submitted in January 2022 and revised in January 2024.

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 (GSA), developing Groundwater Sustainability Plans (GSPs), and achieving balanced groundwater levels within 20 years. The subject project is located within the Stanislaus and Tuolumne Rivers Groundwater Basin Association. In 2017, member agencies of the Stanislaus and Tuolumne Rivers Groundwater Basin Association (STRGBA) - City of Modesto, Modesto Irrigation District, City of Oakdale, Oakdale Irrigation District, City of Riverbank, City of Waterford and Stanislaus County – formed as a GSA. A Groundwater Sustainability Plan (GSP), under the name of the Modesto Subbasin GSP, was submitted to the California Department of Water Resources (DWR) on January 31, 2022 for review. The California Department of Water Resources (DWR) provided comments on the Modesto Subbasin's GSP following a two-year review period and the GSP was determined to be incomplete by the CA DWR. A Revised GSP was revised by the Stanislaus and Tuolumne Rivers GSA on July 11, 2024 and sent to the CA DWR. A GSP update is anticipated for January 2027.

Groundwater management in Stanislaus County is also regulated under the County Groundwater Ordinance, adopted in 2014. No new wells are anticipated to be installed as a result of this project. However, if a new well were required in the future, the drilling of a new well would be regulated by the County's Groundwater Ordinance and thus require CEQA-compliance.

In addition to GSPs and the Groundwater 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 Stanislaus County Department of Environmental Resources (DER) for review. The Department of Environmental Resources – Environmental Health, and Groundwater Division, provided referral responses requiring that the project be referred to the Stanislaus and Tuolumne Rivers Groundwater Basin GSA for review and comment, as well as obtaining construction/drilling permits for any new wells. DER – Environmental Health Division also requested a statement to be placed on the Final Map regarding all persons purchasing lots within the boundaries of the map, if approved, to be prepared to accept the responsibilities and costs associated with the operation and maintenance of the required Primary and Secondary on-site wastewater treatment system, and that all persons adequately maintain and operate the on-site wastewater system as prescribed by the manufacturer, so as to prevent groundwater degradation.

The project was referred to the Stanislaus and Tuolumne Rivers GSA; however, no response was received.

The current parcel is irrigated via pump and sprinklers with irrigated water from Oakdale Irrigation District's shared agricultural well located in Improvement District No. 29 approximately 0.35± miles to the east of the project site. The

proposed parcels will continue to irrigate independently utilizing the shared agricultural well via irrigation easements proposed as part of this project from the pump located on the proposed Remainder. The project was referred to OID which responded that the applicant will be required to submit OID New Parcel Applications for each parcel to be approved by OID for irrigation purposes. Additionally, the property owners of the proposed Parcels and Remainder within District No. 29 of the OID will continue to be solely responsible for the funding for maintenance of the shared well and subject irrigation facilities. The request is not expected to perpetuate any significant conversion of farmland to non-agricultural use or impact agricultural operations.

As a result of the development standards required for this project, impacts associated with drainage, water quality, and runoff are expected to have a less-than significant impact.

**Mitigation:** None.

**References:** Application information; Referral response from the Department of Environmental Resources (DER) – Ground Water Division, dated February 10, 2025; Referral response from the Department of Environmental Resources (DER) – Environmental Health Division, dated February 7, 2025; Referral response from Oakdale Irrigation District (OID), dated January 29, 2025; Stanislaus County Zoning Ordinance (Title 21); Stanislaus County General Plan and Support Documentation<sup>1</sup>.

<b>XI. LAND USE AND PLANNING -- Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Included</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<b>a) Physically divide an established community?</b>			<b>X</b>	
<b>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?</b>			<b>X</b>	

**Discussion:** The project site is designated Agriculture by the Stanislaus County General Plan land use diagrams. The project site is zoned General Agriculture (A-2-3). This is a request to subdivide a 25.9± acre parcel into four parcels and a remainder, ranging in size from 3± to 6.66± acres in size. An exception to the Subdivision Ordinance is required for the use of an access easement for Proposed Parcels 2 and 3. All proposed Parcels and the remainder will comply with the minimum parcel size of three acres the A-2-3 zoning district.

The current parcel is planted in almonds and includes an irrigation well pump, located on the proposed remainder parcel. If approved, all proposed Parcels and the remainder will remain planted in almonds. There is an existing 30-foot wide irrigation easement which runs through proposed Parcel 3 and the remainder parcel; this 30-foot irrigation easement is proposed to be extended 200-feet to the west to ensure proposed Parcels 1 and 2 will continue to have independent rights to irrigate. Proposed Parcel 4 also includes a private drainage easement across the road frontage along Mesa Drive.

Section 20.52.170 Lots – Access of the Stanislaus County Subdivision Ordinance requires that all parcels front with access on a County road if less than 20 gross acres in size. Proposed Parcels 1 and 4 will have direct access from County-maintained Mesa Drive; however, proposed Parcels 2 and 3 will not have direct access to a County-maintained Road and will require an exception to the Subdivision Ordinance. Access for proposed Parcels 2 and 3 will be via a 20-foot-wide private access easement from Richardson Road across the remainder parcel and through proposed Parcel 3, for the benefit of proposed Parcels 2 and 3.

The project site is surrounded by scattered ranchettes with single-family dwellings in all directions; California State Highway 108 to the north; City of Oakdale to the east; Burlington Northern railroad to the south; and the City of Riverbank to the west. All parcels in the vicinity are zoned General Agriculture (A-2-3).

No construction is proposed at this time; however, if approved, Parcels 1-4 as well as the remainder could be developed with one single-family dwelling and one accessory dwelling unit per parcel if approved in addition to accessory structures associated with the single-family dwellings or use of the property in accordance with Stanislaus County Zoning Ordinance Section 21.28.020(B). Any further residential development resulting from this project will be reviewed for conformity with the General Agriculture (A-2) zoning regulations.



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. No significant impacts associated with land use and planning are anticipated to occur as a result of the proposed project.

**Mitigation:** None.

**References:** Application information; Referral response from Department of Public Works, dated February 25, 2025; Stanislaus County Subdivision Ordinance (Title 20); Stanislaus County Zoning Ordinance (Title 21); Stanislaus County General Plan and Support Documentation<sup>1</sup>.

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

**Discussion:** The location of all commercially viable mineral resources in Stanislaus County has been mapped by the State Division of Mines and Geology in Special Report 173. There are no known significant resources on the site, nor is the project site located in a geological area known to produce resources.

**Mitigation:** None.

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

XIII. NOISE -- Would the project result in:				
	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
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 Stanislaus County General Plan identifies noise levels up to 55 dBA Ldn (or CNEL) as the normally acceptable level of noise for residential uses and 75 dBA Ldn for agricultural uses. While no construction is proposed, on-site grading and construction resulting from future construction may result in a temporary increase in the area's ambient noise levels; however, noise impacts associated with on-site activities and traffic are not anticipated to exceed the normally acceptable level of noise.

The site is not located within an airport land use plan. Noise impacts associated with the proposed project are considered to be less-than significant

**Mitigation:** None.

**References:** Application information; Stanislaus County Noise Control Ordinance (Title 10); Stanislaus County General Plan, Chapter IV – Noise Element; Stanislaus County General Plan and Support Documentation<sup>1</sup>.

<b>XIV. POPULATION AND HOUSING -- Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Included</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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 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, each proposed Parcel and the Remainder will be allowed to build a single-family dwelling, accessory dwelling unit (ADU) and junior accessory dwelling (JADU) upon approval of a building permit. Any development resulting from this project will be consistent with existing uses in the surrounding area and building densities permitted in the General Agriculture (A-2-3) zoning district.

**Mitigation:** None.

**References:** Application information; Stanislaus County Zoning Ordinance (Title 21); Stanislaus County General Plan, Chapter VI – Housing Element; Stanislaus County General Plan and Support Documentation<sup>1</sup>.

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

**Discussion:** The County has adopted Public Facilities Fees (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 Public Facility Fees through the building permit process. The Sheriff's Department also uses a standardized fee for new dwellings that will be incorporated into the Conditions of Approval. No construction is

proposed; however, should future construction occur on-site, all applicable adopted public facility fees will be required to be paid at the time of building permit issuance.

This project was circulated to the Oakdale Joint Unified School District; Stanislaus Consolidated Fire Protection District; and Stanislaus County Sheriff's Office during the early consultation referral period; and no concerns were received regarding public services.

Section 20.52.170 Lots – Access of the Stanislaus County Subdivision Ordinance requires that all parcels front with access on a County road if less than 20 gross acres in size. Proposed Parcels 1 and 4 will have direct access from County-maintained Mesa Drive; however, proposed Parcels 2 and 3 will not have direct access to a County-maintained Road and will require an exception to the Subdivision Ordinance. Access for proposed Parcels 2 and 3 will be via the 20-foot-wide private access easement from Richardson Road across the remainder parcel for the benefit of Parcels 2 and 3.

The project was referred to the Department of Public Works which commented, requesting that the recorded parcel map be prepared by a licensed land surveyor or civil engineer, that all structures not shown on the parcel map be demolished before recordation, that the new parcels be fully surveyed and monumented. The developer will be required to install or pay for the installation of any signs and/or markings, if warranted, that an encroachment permit be issued prior to the issuance of any building permit for driveway approaches at all points of ingress and egress on the project site. Prior to recording the parcel map or shown on the map a common driveway shall be provided on the parcel map for the shared driveways serving Parcel 2 and Parcel 3, and that the remaining 10 feet north of the centerline of Mesa Drive shall be dedicated as an Irrevocable Offer of Dedication (IOD), and the remaining 10 feet west of the centerline of Richardson Road be dedicated as an IOD as well. Public Works comments will be added as conditions of approval and required prior to recording of the Final Map.

The current parcel is irrigated via pump and sprinklers with irrigated water from Oakdale Irrigation District's shared agricultural well located in Improvement District No. 29 approximately 0.35± miles to the east of the project site. The proposed parcels will continue to irrigate independently utilizing the shared agricultural well via irrigation easements proposed as part of this project from the pump located on the proposed Remainder. The project was referred to OID which responded that the applicant will be required to submit OID New Parcel Applications for each parcel to be approved by OID for irrigation purposes. Additionally, the property owners of the Proposed Parcels and Remainder within District No. 29 of the OID will continue to be solely responsible for the funding for maintenance of the shared well and subject irrigation facilities. The request is not expected to perpetuate any significant conversion of farmland to non-agricultural use or impact agricultural operations.

The project was referred to the CVRWQCB which did not provide a response; however, a development standard will be added to the project requiring the applicant contact the CVRWQCB and comply with all applicable CVRWQCB rules and regulations prior to issuance of a building permit.

The project is not anticipated to have any significant adverse impact on County services.

**Mitigation:** None.

**References:** Application information; Referral response from the Department of Public Works, dated February 25, 2025; Referral response from Oakdale Irrigation District, dated January 29, 2025; Stanislaus County General Plan and Support Documentation<sup>1</sup>.

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

**Discussion:** This is a request to subdivide a 25.9± acre parcel into four parcels and a remainder, ranging in size from 3± to 6.66± acres in size, in the General Agriculture (A-2-3) zoning district. An exception to the Subdivision Ordinance is required for the use of an access easement for Proposed Parcels 2 and 3. If approved, proposed Parcels 1-4 and the Remainder may have a one single-family dwelling unit, on accessory dwelling unit, and one junior accessory dwelling unit (JADU). The proposed project may result in a minor increase in the use of the nearest recreational facilities; however, the project will not result in the need for new or expanded recreational facilities, nor does the proposed project meet the County's criteria for parkland dedication or in lieu fees. The project was referred to Parks and Recreation as part of the Early Consultation; however, no comments have been received to date. Any development resulting from this project will be required to pay County Public Facility Fees (PFF) which includes a fee for parks.

**Mitigation:** None.

**References:** Application information; Stanislaus County Zoning Ordinance (Title 21); Stanislaus County General Plan and Support Documentation<sup>1</sup>.

<b>XVII. TRANSPORTATION -- Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Included</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<b>a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?</b>			<b>X</b>	
<b>b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?</b>			<b>X</b>	
<b>c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?</b>			<b>X</b>	
<b>d) Result in inadequate emergency access?</b>			<b>X</b>	

**Discussion:** This is a request to subdivide a 25.9± acre parcel into four parcels and a remainder, ranging in size from 3± to 6.66± acres in size, in the General Agriculture (A-2-3) zoning district. An exception to the Subdivision Ordinance is required for the use of an access easement for Proposed Parcels 2 and 3. Section 20.52.170 Lots – Access of the Stanislaus County Subdivision Ordinance requires that all parcels front with access on a County road if less than 20 gross acres in size. Proposed Parcels 1 and 4 will have direct access from County-maintained Mesa Drive; however, proposed Parcels 2 and 3 will not have direct access to a County-maintained Road and will require an exception to the Subdivision Ordinance. Access for proposed Parcels 2 and 3 will be via the 20-foot-wide private access easement from Richardson Road across the remainder parcel for the benefit of Parcels 2 and 3.

As required by CEQA Guidelines Section 15064.3, potential impacts to Air Quality should be evaluated using Vehicle Miles Traveled (VMT). The State of California – Office of Planning and Research (OPR) has issued guidelines regarding VMT significance under CEQA. According to the technical advisory from OPR, as mentioned in Section VIII – Greenhouse Gas Emissions, projects that generate or attract fewer than 110 trips per-day generally may be assumed to cause a less-than-significant transportation impact. The project area is not currently developed with any dwelling units; existing truck trips are estimated to be zero. If approved, each of the proposed Parcels and Remainder will be able to each develop one single-family dwelling, one accessory dwelling unit, and one junior accessory dwelling unit. If the Proposed Parcels and Remainder are fully developed after project approval, the project will result in the addition of vehicle trips per-day. According to the Federal Highway Administration the average daily vehicle trips per household is 5.11; should each parcel be developed with the maximum number of residential units allowed under the A-2 zoning ordinance, the project has the potential to create up to a maximum of 77 additional trips per-day as a result of project approval (five single-family dwellings, five ADU's, and five JADU's x 5.11 = 76.65). The VMT increase associated with the proposed project is less than significant as the number of additional vehicle trips will not exceed 110 per-day.

The project was referred to the Department of Public Works which commented, requesting that the recorded parcel map be prepared by a licensed land surveyor or civil engineer, that all structures not shown on the parcel map be demolished before recordation, that the new parcels be fully surveyed and monumented. The developer will be required to install or pay for the installation of any signs and/or markings, if warranted, that an encroachment permit be issued prior to the issuance of

any building permit for driveway approaches at all points of ingress and egress on the project site. Prior to recording the parcel map or shown on the map a common driveway shall be provided on the parcel map for the shared driveways serving Parcel 2 and Parcel 3, and that the remaining 10 feet north of the centerline of Mesa Drive shall be dedicated as an Irrevocable Offer of Dedication (IOD), and the remaining 10 feet west of the centerline of Richardson Road be dedicated as an IOD as well. Public Works comments will be added as conditions of approval and required prior to recording of the Final Map.

The project was also referred to Caltrans and no response has been received to date.

All development on-site will be required to pay applicable County PFF fees, which includes Regional Transportation Impact Fees (RTIF) that are utilized for maintenance and traffic congestion improvements to all County roadways.

The proposed project is not anticipated to conflict with any transportation program, plan, ordinance or policy.

**Mitigation:** None.

**References:** Application information; Federal Highway Administration, Summary of Travel Trends: 2017 National Household Travel Survey; Governor's Office of Planning and Research Technical Advisory, December 2018; Referral response from Department of Public Works, dated February 25, 2025; Stanislaus County Zoning Ordinance (Title 21); Stanislaus County General Plan and Support Documentation<sup>1</sup>.

<b>XVIII. TRIBAL CULTURAL RESOURCES -- Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Included</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<b>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:</b>			<b>X</b>	
<b>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</b>			<b>X</b>	
<b>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.</b>			<b>X</b>	

**Discussion:** 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 Central California Information Center (CCIC) dated August 28, 2024, stated that there are no formally recorded prehistoric or historic archaeological resources within the project area or within the vicinity. Additionally, there are no cultural resources or historic archaeological resources that have been formally reported. The CCIC recommended that a qualified historical resources consultant evaluate and formally record any building to be removed if it is 45 years old or older, and recommended further review for the possibility of identifying prehistoric and historic-era archaeological resources if ground disturbance is considered a part of the current project. If the current project does not include ground disturbance,



further study for archaeological resources is not recommended at this time. There are no existing structures on the site. 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 future construction activities occur and cultural, historical, or tribal resources are found, 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 the California Environmental Quality Act (CEQA) Guidelines and Public Resources Code Section 7060.5. Conditions of approval will be added to the project to ensure these requirements are met.

**Mitigation:** None.

**References:** Application information; Central California Information Center Report for the project site, dated August 28, 2024; Stanislaus County General Plan and Support Documentation<sup>1</sup>.

<b>XIX. UTILITIES AND SERVICE SYSTEMS -- Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Included</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<b>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?</b>			<b>X</b>	
<b>b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?</b>			<b>X</b>	
<b>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?</b>			<b>X</b>	
<b>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?</b>			<b>X</b>	
<b>e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?</b>			<b>X</b>	

**Discussion:** Limitations on providing services have not been identified. If approved, Parcels 1-4 as well as the remainder could be developed with one single-family dwelling and one accessory dwelling unit per parcel. 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, 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 the Department of Environmental Resources (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 the proposed Parcels and 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 parcel is irrigated via an ag pump and sprinklers with irrigated water from Oakdale Irrigation District's shared agricultural well located in Improvement District No. 29 approximately 0.35± miles to the east of the project site. The proposed parcels will continue to irrigate independently utilizing the shared agricultural well via irrigation easements proposed as part of this project from the pump located on the proposed Remainder. The project was referred to OID which responded that the applicant will be required to submit OID New Parcel Applications for each parcel to be approved by OID for irrigation purposes. Additionally, the property owners of the proposed Parcels and Remainder within District No. 29 of the OID will continue to be solely responsible for the funding for maintenance of the shared well and subject irrigation facilities. The request is not expected to perpetuate any significant conversion of farmland to non-agricultural use or impact agricultural operations.

The project was referred to the Central Valley Regional Water Quality Control Board (CVRWQCB) and the Stanislaus and Tuolumne Rivers Groundwater Sustainability Agency (GSA); however, no responses were received.

The project is not anticipated to have a significant impact to utilities and service systems.

**Mitigation:** None.

**References:** Application information; Referral response received from Oakdale Irrigation District, dated January 29, 2025; Stanislaus County General Plan and Support Documentation<sup>1</sup>.

XX. WILDFIRE – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
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 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. Section 20.52.170 Lots – Access of the Stanislaus County Subdivision Ordinance requires that all parcels front with access on a County road if less than 20 gross acres in size. Proposed Parcels 1 and 4 will have direct access from County-maintained Mesa Drive; however, proposed Parcels 2 and 3 will not have direct access to a County-maintained Road and will require an exception to the Subdivision Ordinance. Access for proposed Parcels 2 and 3 will be via the 20-foot-wide private access easement from Richardson Road across the remainder parcel for the benefit of Parcels 2 and 3. The site is located in a Local Responsibility Area (LRA) for fire protection and is served by Stanislaus Consolidated Fire Protection District. The project was referred to the 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 one single-family dwelling, one accessory dwelling unit (ADU), and a junior accessory dwelling unit (JADU) in accordance with the A-2 zoning district. 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.

**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 General Plan and Support Documentation<sup>1</sup>.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE --	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Does the project have the potential to 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:** This is a request to subdivide a 25.9± acre parcel into four parcels and a remainder, ranging in size from 3± to 6.66± acres in size, in the General Agriculture (A-2-3) zoning district. An exception to the Subdivision Ordinance is required for the use of an access easement for Proposed Parcels 2 and 3. The 25.9± acre project area is designated Agriculture by the Stanislaus County General Plan land use diagrams and zoned General Agriculture (A-2-3). The project proposes to subdivide the 25.9± acre parcel into four parcels and a remainder, ranging in size from 3± to 6.66± acres in size. The proposed Parcels and Remainder comply with the minimum parcel size requirement of three acres. Proposed Parcels 1, 4 and the Remainder meet the Subdivision Ordinance's access and design criteria required for the creation of new parcels less than 20-acres in size; however, an Exception to the Subdivision Ordinance's requirements for access for parcels less than 20-acres in size is required as proposed Parcels 2 and 3 will not have direct access to a County-maintained Road. Access for proposed Parcels 2 and 3 will be via the 20-foot-wide private access easement from Richardson Road across the remainder parcel for the benefit of Parcels 2 and 3. If approved, all 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.

The surrounding area consists of ranchettes with single-family dwellings in all directions; California State Highway 108 to the north; City of Oakdale to the east; Burlington Northern railroad to the south; and the City of Riverbank to the west. Any further development of the surrounding area would be subject to the permitted uses of the A-2 Zoning District or would

require additional land use entitlements and environmental review; a General Plan Amendment and/or Rezone would be required for any non-agricultural related development; residential proposals would be subject to Measure E.

Review of this project has not indicated any features which might significantly impact the environmental quality of the site and/or the surrounding area.

**Mitigation:** None.

**References:** Initial Study; Stanislaus County General Plan and Support Documentation<sup>1</sup>.

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



**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

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

**Date:** 8/28/2024

**Records Search File #:** 13024N

**Project:** Mesa Drive Parcel Map R0057135.00

Ryan Andersen  
Odell Engineering a Westwood Company  
1065 Scenic Drive  
Modesto, CA 95350  
209-571-1765

Ryan.Andersen@westwoodps.com

Dear Mr. Andersen:

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

Search of our files includes review of our maps for the specific project area and the immediate vicinity of the project area, and review of the following:

National Register of Historic Places (NRHP)  
California Register of Historical Resources (CRHR)  
*California Inventory of Historic Resources* (1976)  
*California Historical Landmarks*  
California Points of Historical Interest listing  
Office of Historic Preservation Built Environment Resource Directory (BERD) and the  
Archaeological Resources Directory (ARD)  
*Survey of Surveys* (1989)  
Caltrans State and Local Bridges Inventory  
General Land Office Plats  
Other pertinent historic data available at the CCalIC for each specific county

The following details the results of the records search:

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

- There are no formally reported prehistoric or historic archaeological resources or historic buildings or structures within the project area.
- The General Land Office survey plat for T2S R10E (dated 1854) shows various unnamed unimproved roads traversing Section 20.
- The General Land Office survey plat for T2S R10E (dated 1873) shows the N ½ of



Section 20 as part of the A. B. Tomson/Eight Square Leagues historic land grant. The S ½ of Section 20 is shown as two 160-acre parcels.

- The 1916 edition of the Riverbank USGS quadrangle shows a street layout that may include the Mesa Road alignment. The 1953 & 1969 editions show the Mesa Drive road alignment.

**Prehistoric or historic resources within the immediate vicinity of the project area:** None has been formally reported to the Information Center.

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

**Previous investigations within the project area:** None has been formally reported to the Information Center.

**Recommendations/Comments:**

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.

If the current project does not include ground disturbance, further study for archaeological resources is not recommended at this time. If ground disturbance is considered a part of the current project, we recommend further review for the possibility of identifying prehistoric or historic-era archaeological resources.

If the proposed project contains buildings or structures that meet the minimum age requirement (45 years in age or older) it is recommended that the resource/s be assessed by a professional familiar with architecture and history of the county. Review of the available historic building/structure data has included only those sources listed above and should not be considered comprehensive.

If at any time you might require the services of a qualified professional the Statewide Referral List for Historical Resources Consultants is posted for your use on the internet at <http://chrisinfo.org>

If archaeological resources are encountered during project-related activities, work should be temporarily halted in the vicinity of the discovered materials and workers should avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. Project personnel should not collect cultural resources.

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 5097.98 authorizes the NAHC to appoint a Most Likely Descendant (MLD) who will make recommendations for the treatment of the discovery.

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

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

We thank you for contacting this office regarding historical resource preservation. Please let us know when we can be of further service. Thank you for sending the **Access Agreement Short Form**.

**Note:** Billing will be transmitted separately via email from the Financial Services office (\$150.00), payable within 60 days of receipt of the invoice.

**If you wish to include payment by Credit Card, you must wait to receive the official invoice from Financial Services so that you can reference the CMP # (Invoice Number), and then contact the link below:**

<https://commerce.cashnet.com/ANTHROPOLOGY>

Sincerely,



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

\* Invoice Request sent to: [ARBilling@csustan.edu](mailto:ARBilling@csustan.edu), CSU Stanislaus Financial Services





## NEGATIVE DECLARATION

**NAME OF PROJECT:** Parcel Map and Exception Application No. PLN2024-0105  
– Mesa Ranches

**LOCATION OF PROJECT:** 7142 Richardson Road, between State Route 108 and  
Mesa Drive, in the Riverbank area

**PROJECT DEVELOPERS:** Michael Scott and Lene' Marie Barry  
5101 Mesa Drive, Oakdale, CA 95361

**DESCRIPTION OF PROJECT:** Request to subdivide a 25.98± acre parcel into four parcels  
and a designated remainder, ranging in size from 3± to 6.66± acres in size, in the General  
Agriculture (A-2-3) zoning district. An exception to the Subdivision Ordinance is required for the  
use of an access easement for proposed Parcels 2 and 3.

Based upon the Initial Study, dated **February 28, 2025**, the Environmental Coordinator finds as  
follows:

1. This project does not have the potential to degrade the quality of the environment, nor to  
curtail the diversity of the environment.
2. This project will not have a detrimental effect upon either short-term or long-term  
environmental goals.
3. This project will not have impacts which are individually limited but cumulatively  
considerable.
4. This project will not have environmental impacts which will cause substantial adverse  
effects upon human beings, either directly or indirectly.

The Initial Study and other environmental documents are available for public review at the  
Department of Planning and Community Development, 1010 10th Street, Suite 3400, Modesto,  
California.

Initial Study prepared by: Emily DeAnda, Associate Planner

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

Applicant's statement of findings

The Statement of Findings for the exception to have proposed parcels 2 and 3 have access via an easement rather than fronting on a County-maintained Road

1. There are special circumstances or conditions applying to the property being divided;

No. The existing design allows for the existing irrigation and farming patterns to continue and meet the minimum parcel size and width and depth standards.

2. The exception is necessary for the preservation and enjoyment of a substantial property right of the owner;

Correct.

3. The granting of the exception will not be detrimental to the public welfare, injurious to other property in the neighborhood of the subdivision, and that it will not constitute a special privilege not enjoyed by others under similar circumstances, and;

Correct.

4. The granting of the exception will not be in conflict with the purposes and objectives of the general plan, or any element thereof, or any specific plan.

Correct.

SUMMARY OF RESPONSES FOR ENVIRONMENTAL REVIEW REFERRALS												
PROJECT: PARCEL MAP AND EXCEPTION APPLICATION NO. PLN2024-0105 – MESA RANCHES												
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 FISH & WILDLIFE	X	X	X		X							
CA DEPT OF TRANSPORTATION: DIST 10	X	X	X		X							
CA OPR STATE CLEARINGHOUSE	X	X	X		X							
CA RWQCB CENTRAL VALLEY REGION	X	X	X	X				X		X	X	
CA STATE LANDS COMMISSION ENVIRONMENTAL PLANNING AND MANAGEMENT DIVISION	X	X	X		X							
CENTRAL VALLEY FLOOD PROTECTION	X	X	X		X							
CITY OF: RIVERBANK	X	X	X	X				X		X		X
COOPERATIVE EXTENSION	X	X	X		X							
DER - GROUNDWATER RESOURCES DIVISION	X	X	X	X				X		X		X
DISTPOSAL DIST: GILTON SOLID WASTE AREA 2	X	X	X		X							
FIRE PROTECTION DIST: STANISLAUS CONSOLIDATED	X	X	X		X							
GSA: STANISLAUS AND TUOLUMNE RIVERS	X	X	X		X							
HOSPITAL DIST: OAK VALLEY	X	X	X		X							
IRRIGATION DIST: OAKDALE	X	X	X	X				X		X	X	
IRRIGATION DIST: OAKDALE	X	X	X		X							
MOSQUITO DIST: EASTSIDE	X	X	X		X							
STANISLAUS COUNTY EMERGENCY MEDICAL SERVICES	X	X	X		X							
PACIFIC GAS & ELECTRIC	X	X	X		X							
RAILROAD: BURLINGTON NORTHERN AND SANTA FE	X	X	X		X							
SAN JOAQUIN VALLEY APCD	X	X	X	X				X		X	X	
SCHOOL DIST 1: OAKDALE JOINT UNIFIED	X	X	X	X				X		X		X
STAN CO AG COMMISSIONER	X	X	X		X							
STAN CO BUILDING PERMITS DIVISION	X	X	X		X							
STAN CO CEO	X	X	X		X							
STAN CO DER	X	X	X	X		X				X	X	
STAN CO ERC	X	X	X		X							
STAN CO FARM BUREAU	X	X	X		X							
STAN CO HAZARDOUS MATERIALS	X	X	X	X		X				X	X	
STAN CO PUBLIC WORKS	X	X	X	X				X		X	X	
STAN CO PUBLIC WORKS - SURVEY	X	X	X		X							
STAN CO SHERIFF	X	X	X		X							
STAN CO SUPERVISOR DIST ONE: B. CONDIT	X	X	X		X							
STAN COUNTY COUNSEL	X	X	X		X							
STANISLAUS FIRE PREVENTION BUREAU	X	X	X	X				X		X	X	
STANISLAUS LAFCO	X	X	X		X							
STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10	X	X	X		X							
SURROUNDING LAND OWNERS	X	X	X		X							
TELEPHONE COMPANY: AT&T	X	X	X		X							
US FISH & WILDLIFE	X	X	X		X							

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

Application Number: \_\_\_\_\_  
Application Title: \_\_\_\_\_  
Application Address: 5161 Mesa Drive, Oakdale, CA 95361  
Application APN: 082-013-018

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 \_\_\_\_\_, and within 12 months following the approval, renewal, or extension of the requested \_\_\_\_\_ use.

4-23-25  
\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Applicant

Mike Barry  
\_\_\_\_\_  
Print Name of Applicant

\_\_\_\_\_  
Print Firm Name if applicable

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

Application Number: \_\_\_\_\_  
Application Title: \_\_\_\_\_  
Application Address: 5101 Mesa Drive, Oakdale, CA 95361  
Application APN: 062-013-018

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.

4/23/25  
\_\_\_\_\_  
Date

WESTWOOD PS  
\_\_\_\_\_  
Print Firm Name if applicable

\_\_\_\_\_  
Signature of Applicant

DIAN CRAWFORD  
\_\_\_\_\_  
Print Name of Applicant