



Referral Early Consultation

Date: August 11, 2021

To: Distribution List (See Attachment A)

From: Emily Basnight, Assistant Planner
Planning and Community Development

Subject: TENTATIVE PARCEL MAP APPLICATION NO. PLN2021-0065 –
OZENBAUGH TRUST

Respond By: August 26, 2021

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

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

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

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

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

Applicant: Donald W. Ozenbaugh Jr., Trustee of Ozenbaugh Revocable Trust

Project Location: River Road, just north of the Stanislaus river and east of the Stanislaus County and San Joaquin County border.

APN: 006-013-028

Williamson Act Contract: N/A

General Plan: Agriculture

Current Zoning: A-2-40 (General Agriculture)

Project Description: Request to subdivide an 80.46± acre parcel in the A-2-40 zoning district, into two parcels, 40.3± and 40.16± net acres in size. The existing parcel is planted in 18± acres of walnut trees with the remaining 62.46± acres fallowed. The existing parcel is not improved with any dwellings or structures. An existing private irrigation well and Oakdale Irrigation District pipeline have been developed on the north and east portions of the existing parcel, which will be within the boundaries of proposed Parcel 1. Proposed Parcel 1 will consist of two portions: an 18± acre portion planted in walnut trees to the north, and a 22.3± acre portion of fallow farm land to the south. The two portions of proposed Parcel 1 will be connected by way of a 287-foot long by 25-foot wide section of land which consists of an existing roadway used to access the southeastern portion of the current property. The walnut orchard located on the portion to the north is irrigated by a micro-sprinkler system, and the portion to the south, if planted, will utilize a combination of drip and micro-

sprinklers for irrigation. Proposed Parcel 2 will be 40.16± acres of fallow farmland currently waiting to be replanted and will be irrigated by drip and micro-sprinklers if planted in the future. Both proposed parcels will have access to County-maintained River Road. Both proposed parcels will receive irrigated water from the Oakdale Irrigation District and private irrigation well.

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



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

1010 10TH Street, Suite 3400, Modesto, CA 95354
 Planning Phone: (209) 525-6330 Fax: (209) 525-5911
 Building Phone: (209) 525-6557 Fax: (209) 525-7759

TENTATIVE PARCEL MAP APPLICATION NO. PLN2021-0065 – OZENBAUGH TRUST

Attachment A

Distribution List

	CA DEPT OF CONSERVATION Land Resources		STAN CO ALUC
X	CA DEPT OF FISH & WILDLIFE		STAN CO ANIMAL SERVICES
	CA DEPT OF FORESTRY (CAL FIRE)	X	STAN CO BUILDING PERMITS DIVISION
	CA DEPT OF TRANSPORTATION DIST 10	X	STAN CO CEO
X	CA DEPT OF WATER RESOURCES		STAN CO CSA
	CA OPR STATE CLEARINGHOUSE	X	STAN CO DER
X	CA RWQCB CENTRAL VALLEY REGION	X	STAN CO ERC
	CA STATE LANDS COMMISSION	X	STAN CO FARM BUREAU
	CEMETERY DISTRICT	X	STAN CO HAZARDOUS MATERIALS
X	CENTRAL VALLEY FLOOD PROTECTION		STAN CO PARKS & RECREATION
	CITY OF:	X	STAN CO PUBLIC WORKS
	COMMUNITY SERVICES DIST:		STAN CO RISK MANAGEMENT
X	COOPERATIVE EXTENSION	X	STAN CO SHERIFF
X	COUNTY OF: SAN JOAQUIN	X	STAN CO SUPERVISOR DIST 1: CONDIT
	DISPOSAL DIST: GILTON SOLID WASTE AREA	X	STAN COUNTY COUNSEL
X	DER GROUNDWATER RESOURCES DIVISION		StanCOG
X	FIRE PROTECTION DIST: OAKDALE RURAL	X	STANISLAUS FIRE PREVENTION BUREAU
X	GSA: OAKDALE IRRIGATION DISTRICT	X	STANISLAUS LAFCO
X	HOSPITAL DIST: OAK VALLEY		STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10
X	IRRIGATION DIST: OAKDALE		SURROUNDING LAND OWNERS
X	MOSQUITO DIST: EASTSIDE	X	TELEPHONE COMPANY: AT&T
X	MOUNTAIN VALLEY EMERGENCY MEDICAL SERVICES	X	TRIBAL CONTACTS (CA Government Code §65352.3)
X	MUNICIPAL ADVISORY COUNCIL: VALLEY HOME	X	US ARMY CORPS OF ENGINEERS
X	PACIFIC GAS & ELECTRIC	X	US FISH & WILDLIFE
	POSTMASTER:		US MILITARY (SB 1462) (7 agencies)
	RAILROAD:		USDA NRCS
X	SAN JOAQUIN VALLEY APCD		WATER DIST:
X	SCHOOL DIST 1: OAKDALE UNION		
X	SCHOOL DIST 2: OAKDALE JOINT UNIFIED		
	WORKFORCE DEVELOPMENT		
X	STAN CO AG COMMISSIONER		



STANISLAUS COUNTY CEQA REFERRAL RESPONSE FORM

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

FROM: _____

SUBJECT: TENTATIVE PARCEL MAP APPLICATION NO. PLN2021-0065 – OZENBAUGH TRUST

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

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

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

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

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

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

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

Response prepared by:






Name	Title	Date
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OZENBAUGH
TRUST

TPM
PLN2021-0065

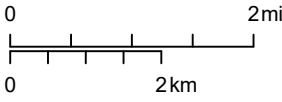
AREA MAP

LEGEND

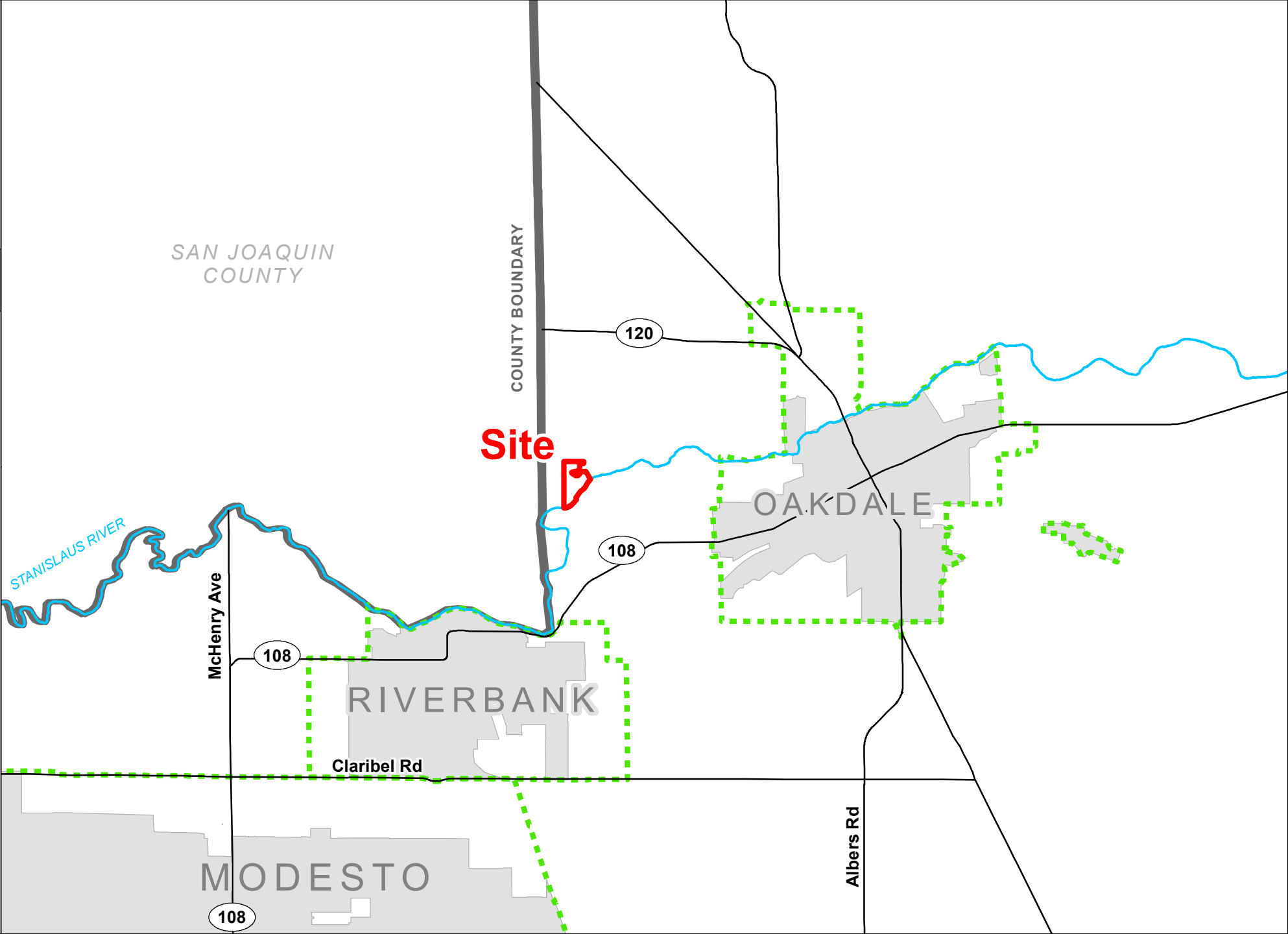
-  Project Site
-  Sphere of Influence
-  City
-  Road
-  River



N



0 2mi
0 2km






OZENBAUGH
TRUST

TPM
PLN2021-0065

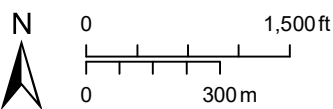
GENERAL PLAN MAP

LEGEND

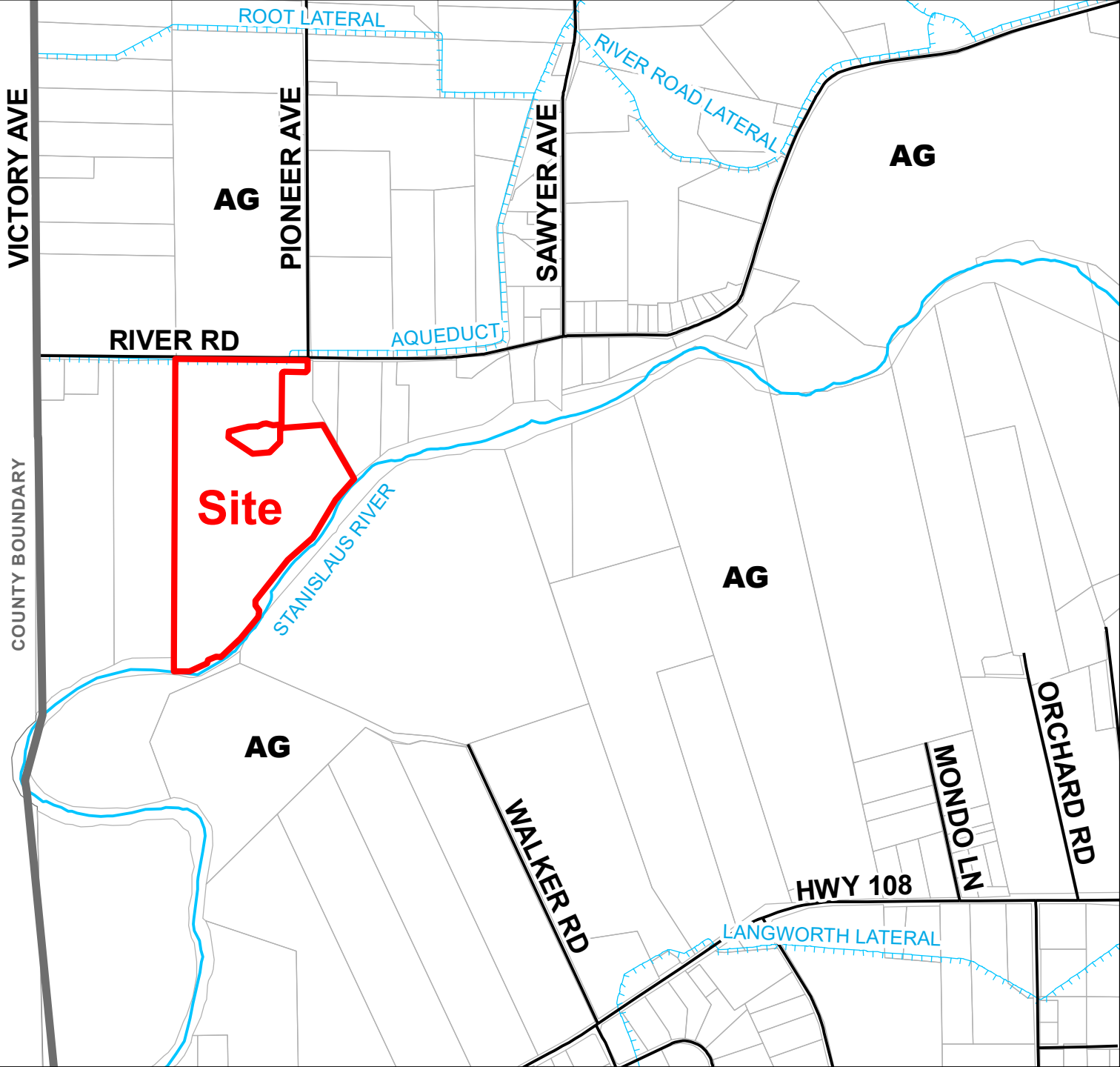
-  Project Site
-  Parcel
-  River
-  Road
-  Canal

General Plan

-  Agriculture



SAN JOAQUIN
COUNTY



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PLN2021-0065

ZONING MAP

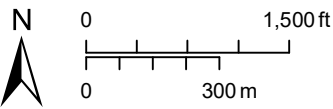
LEGEND

- Project Site
- Parcel
- River
- Road
- Canal
- Zoning Designation

General Agriculture 3 Acre

General Agriculture 10 Acre

General Agriculture 40 Acre



SAN JOAQUIN
COUNTY

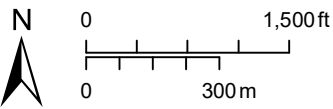


OZENBAUGH
TRUST

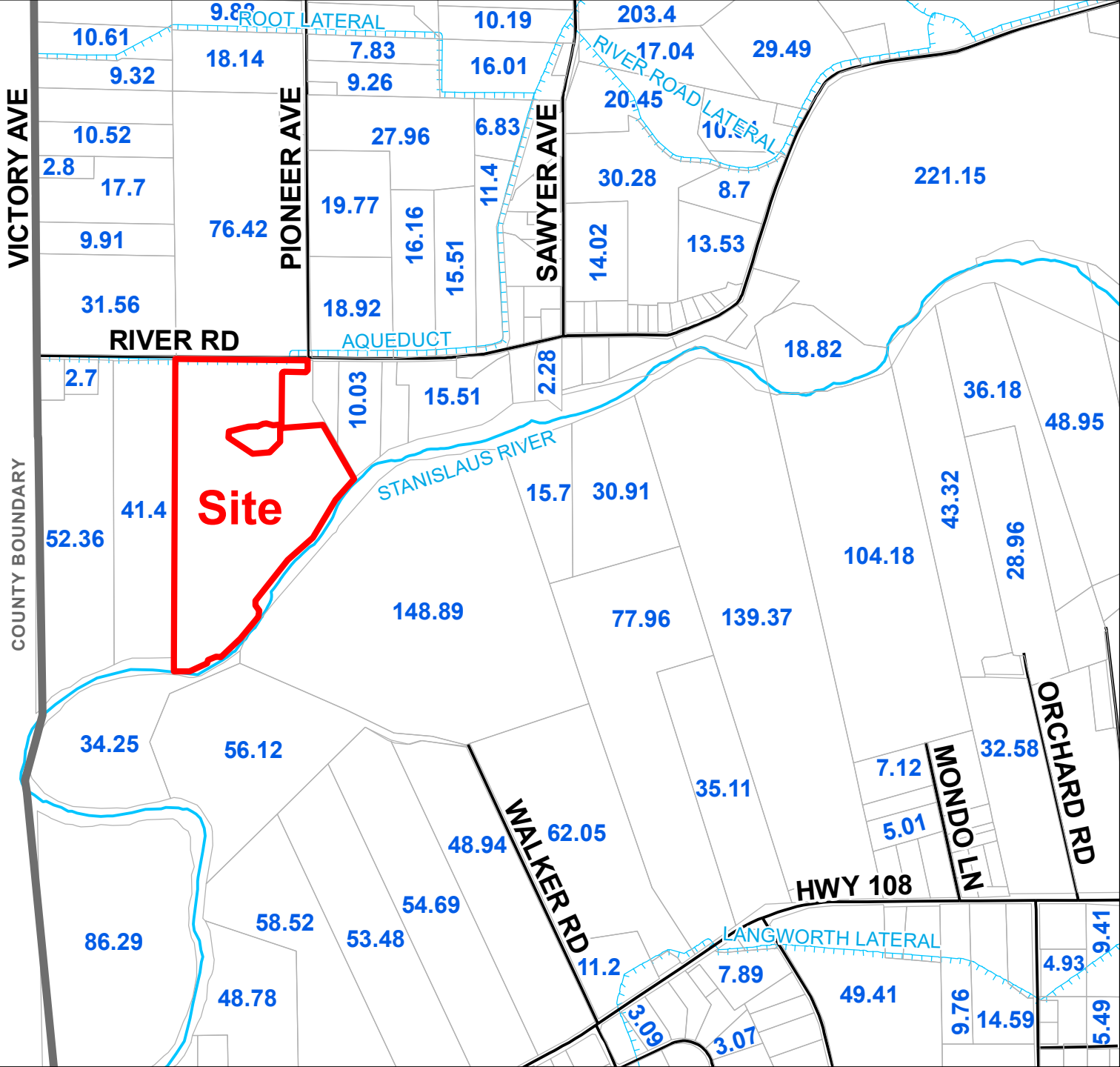
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PLN2021-0065

ACREAGE MAP

- LEGEND
-  Project Site
 -  Parcel/Acres
 -  Road
 -  River
 -  Canal



SAN JOAQUIN
COUNTY







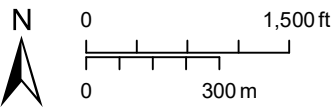
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PLN2021-0065

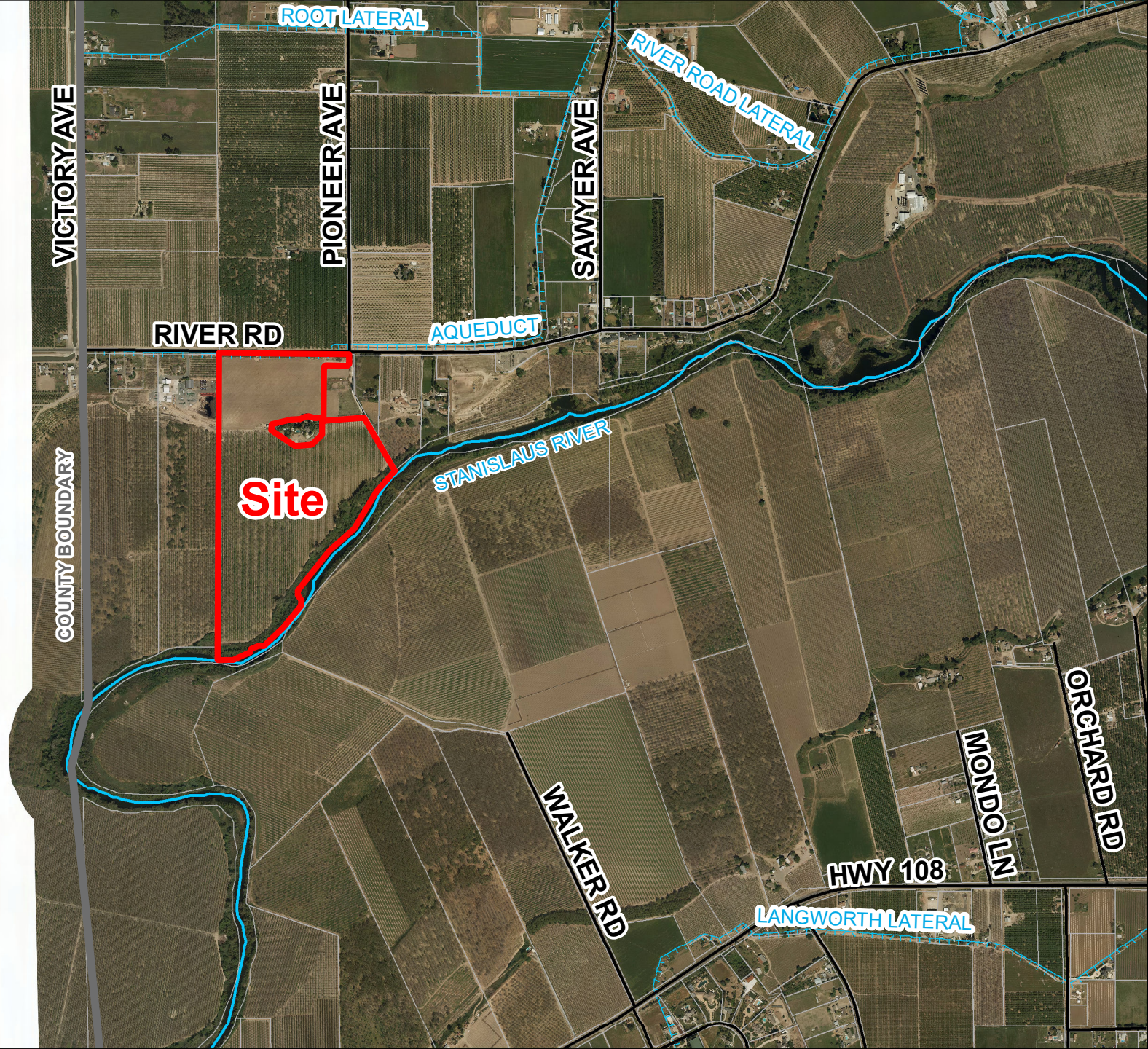
2017 AERIAL AREA MAP

LEGEND

-  Project Site
-  Road
-  River
-  Canal






SAN JOAQUIN
COUNTY

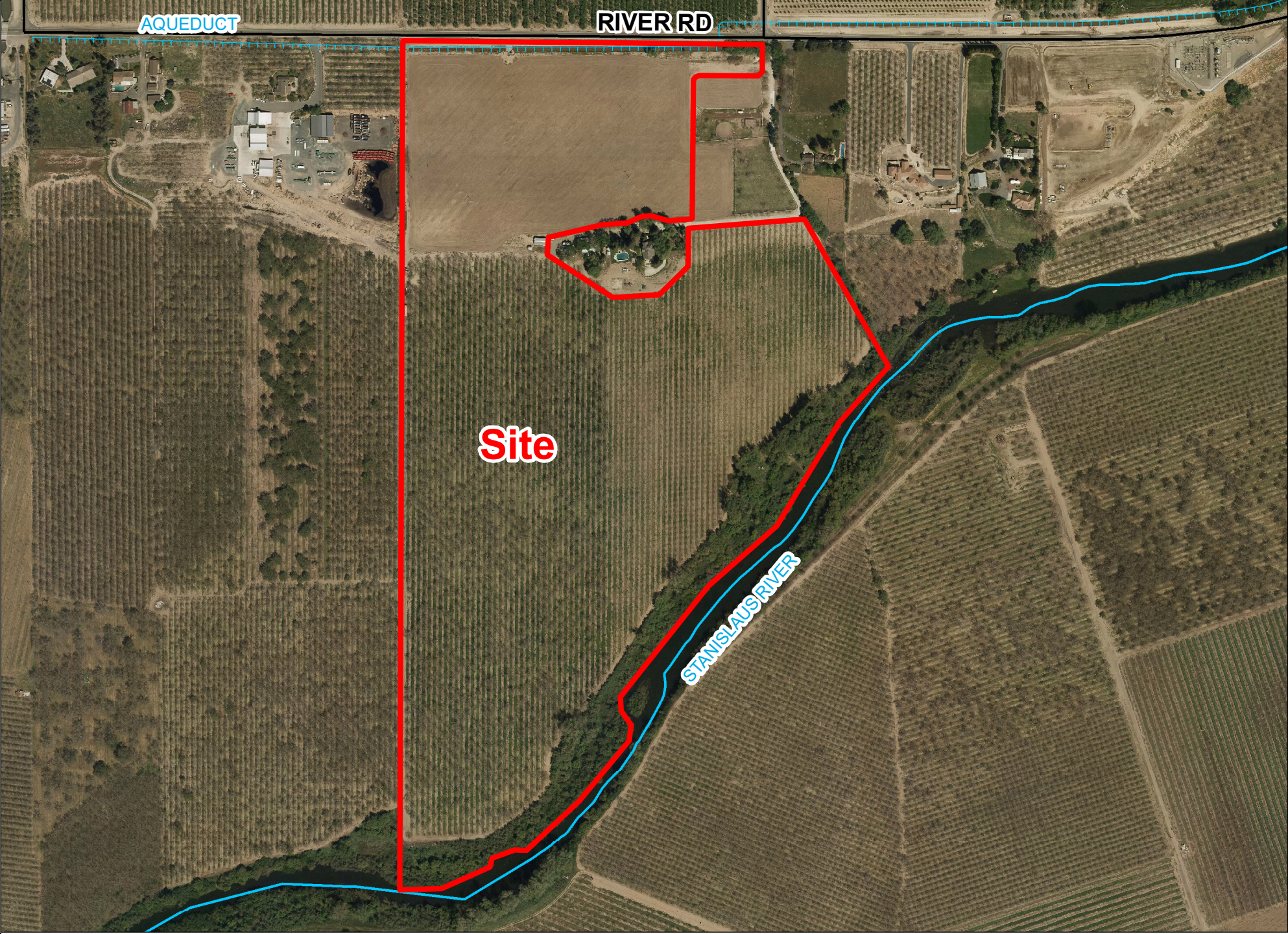
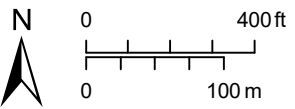


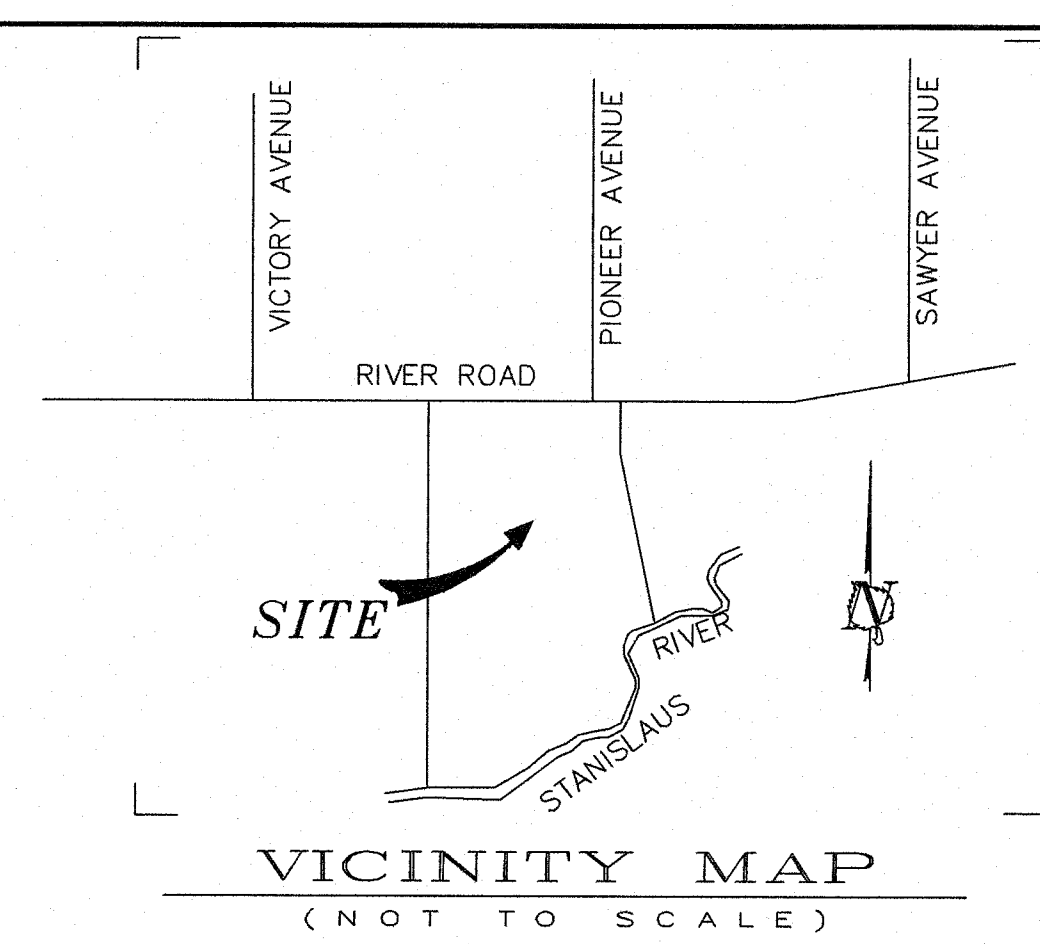
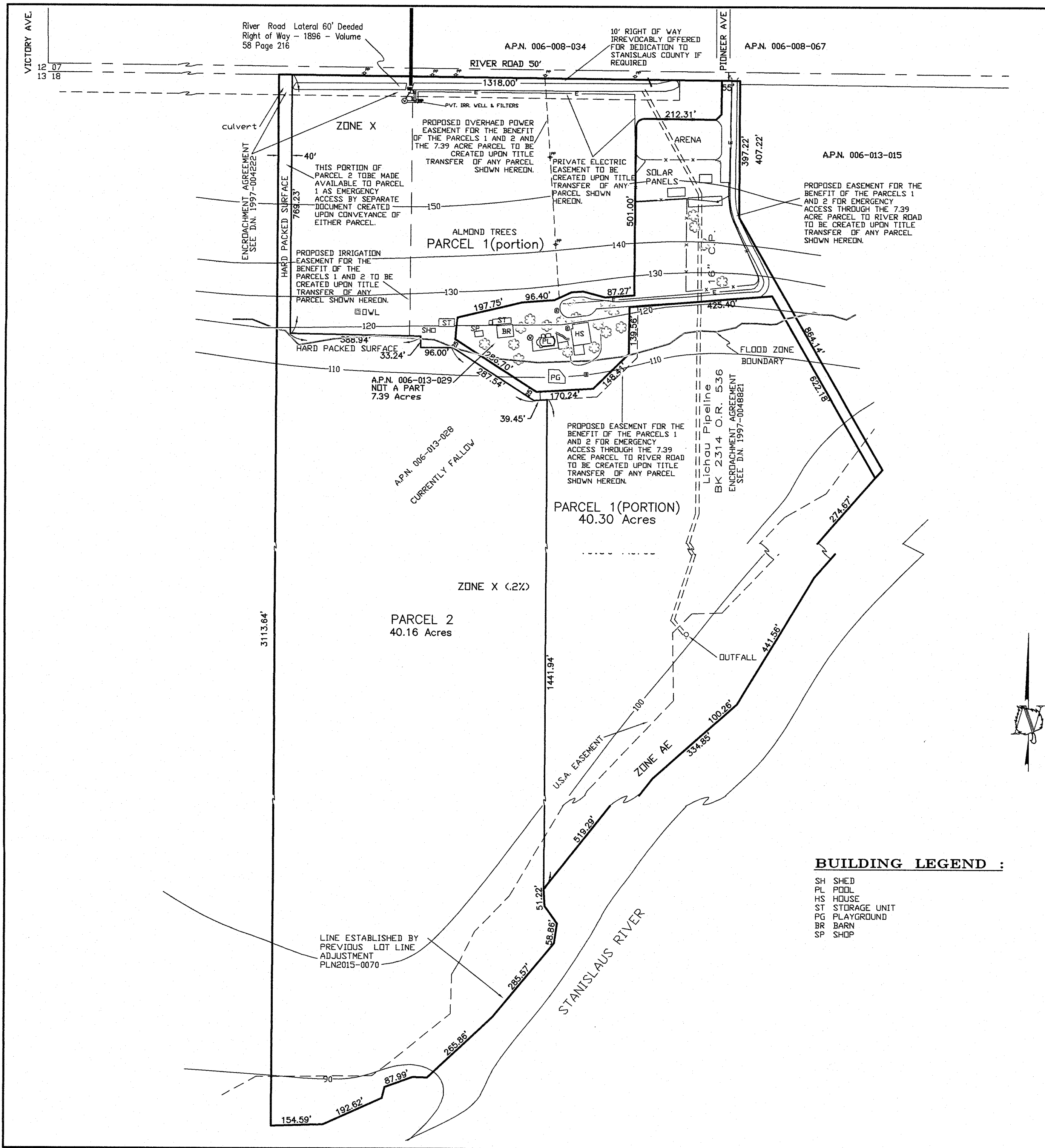
OZENBAUGH
TRUST

TPM
PLN2021-0065

2017 AERIAL SITE MAP

- LEGEND
-  Project Site
 -  Road
 -  Canal





NOTES :

OWNER:
PARCELS 1 & 2
Ozenbaugh 2005 Revocable Trust
4500 River Road
Oakdale, Ca. 95361
Ph.: (209) 605-5485

[Signature]
SIGNATURE Don Ozenbaugh

PROJECT DESCRIPTION:
To divide the property into a parcel of 40.30 acres and a parcel of 40.16 acres in the 40-acre zone.

PROJECT SIZE: 80.46 ACRES (more or less)
ASSESSOR'S PARCELS: 006-013-028

PROJECT ADDRESS: 4500 RIVER ROAD, OAKDALE, CALIFORNIA, 95361
CURRENT ZONING: A2 40

WATER TABLE DEPTH: BELOW 47 FEET

FLOOD INFORMATION:
THE NORTH PART OF THE PROPERTY IS IN ZONE "X" LESS THAN 0.1% FLOOD CHANCE. THE MIDDLE OF THE PROPERTY IS ZONE X LESS THAN 0.2% FLOOD CHANCE. THE AREA NEAR THE RIVER IS ZONE AE. HIGHER PERCENT OF FLOOD CHANCE PER FIRM PANEL 06099C0170E SEPTEMBER 26, 2008

UTILITIES AND FACILITIES:
WATER - PRIVATE WELLS
SEWAGE DISPOSAL - SEPTIC SYSTEMS
STORM DRAINAGE - ON SITE RETENTION
ELECTRICITY - P.G. & E.
GAS - PROPANE
TELEPHONE - A.T.T. OR OTHER WIRELESS
IRRIGATION - OAKDALE IRRIGATION DISTRICT

SOIL: TUJUNGA SANDY LOAM & GRANGEVILLE FINE SANDY LOAM
SLOPE: 0 TO 8%

LEGEND :

- PROPOSED PARCEL LINES
- PROPOSED PARCEL LINES
- EXISTING STRUCTURES
- POWER POLE W/ OVERHEAD
- ELECTRIC SERVICE BOX
- DOMESTIC SEPTIC
- WELL
- DOCUMENT NUMBER
- CONTOUR LINES (TAKEN FROM USGS MAP)

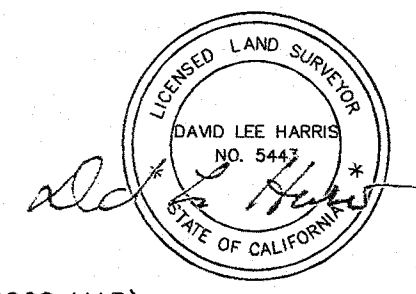
BUILDING LEGEND :

- SH SHED
- PL POOL
- HS HOUSE
- ST STORAGE UNIT
- PG PLAYGROUND
- BR BARN
- SP SHOP

TENTATIVE PARCEL MAP
FOR
OZENBAUGH 2005 RECOVERABLE TRUST
BEING A DIVISION OF A PORTION OF PROJECTED SECTION 18, TOWNSHIP 2 SOUTH, RANGE 10 EAST, MOUNT DIABLO MERIDIAN BEING PART OF THE THOMPSON RANCHO STANISLAUS COUNTY-CALIFORNIA

ASPEN SURVEY COMPANY, INC.
1121 OAKDALE RD, STE. 6 MODESTO, CA 95355
PH: (209) 526-9724 FX: (209) 526-0472

DATE Jun 15, 2021
SCALE 1" = 200'
DRAWN DLH
JOB 20-014
SHEET 1
OF 1 SHEETS





APPLICATION QUESTIONNAIRE

Please Check all applicable boxes

APPLICATION FOR:

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

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

PLANNING STAFF USE ONLY:

Application No(s): PLN 2021-0065
Date: 6/29/2021
S 18 T 2 R 16
GP Designation: Agriculture
Zoning: A-2-40
Fee: \$4,709.00
Receipt No. 1561126
Received By: EB
Notes: TPM

In order for your application to be considered COMPLETE, please answer all applicable questions on the following pages, and provide all applicable information listed on the checklist on pages i – v. Under State law, upon receipt of this application, staff has 30 days to determine if the application is complete. We typically do not take the full 30 days. It may be necessary for you to provide additional information and/or meet with staff to discuss the application. Pre-application meetings are not required, but are highly recommended. An incomplete application will be placed on hold until all the necessary information is provided to the satisfaction of the requesting agency. An application will not be accepted without all the information identified on the checklist.

Please contact staff at (209) 525-6330 to discuss any questions you may have. Staff will attempt to help you in any way we can.

PROJECT INFORMATION

PROJECT DESCRIPTION: (Describe the project in detail, including physical features of the site, proposed improvements, proposed uses or business, operating hours, number of employees, anticipated customers, etc. – Attach additional sheets as necessary)

***Please note:** A detailed project description is essential to the reviewing process of this request. In order to approve a project, the Planning Commission or the Board of Supervisors must decide whether there is enough information available to be able to make very specific statements about the project. These statements are called "Findings". It is your responsibility as an applicant to provide enough information about the proposed project, so that staff can recommend that the Commission or the Board make the required Findings. Specific project Findings are shown on pages 17 – 19 and can be used as a guide for preparing your project description. (If you are applying for a Variance or Exception, please contact staff to discuss special requirements).

This project is to divide an existing 80.46 acre parcel into two parcels of 40.16 Acres and 40.3 Acres. The current Zone is A2-40.

PROJECT SITE INFORMATION

Complete and accurate information saves time and is vital to project review and assessment. Please complete each section entirely. If a question is not applicable to your project, please indicated this to show that each question has been carefully considered. Contact the Planning & Community Development Department Staff, 1010 10th Street – 3rd Floor, (209) 525-6330, if you have any questions. Pre-application meetings are highly recommended.

ASSESSOR'S PARCEL NUMBER(S): Book 006 Page 013 Parcel 028

Additional parcel numbers: _____

**Project Site Address
or Physical Location:**

4500 River Road, Oakdale. Ca. 95361

Property Area: Acres: 80.46 ± Acres or Square feet: _____

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

Agriculture use. Nut Trees

List any known previous projects approved for this site, such as a Use Permit, Parcel Map, etc.: (Please identify project name, type of project, and date of approval)

PLN 2015-0070 Lot Line Adjustment recorded D. N. 2017-0001054 Stanislaus County Records

Existing General Plan & Zoning: _____

Proposed General Plan & Zoning: _____
(if applicable)

ADJACENT LAND USE: (Describe adjacent land uses within 1,320 feet (1/4 mile) and/or two parcels in each direction of the project site)

East: Tree Orchard

West: Tree Orchard

North: Tree Orchard

South: Stanislaus River

WILLIAMSON ACT CONTRACT:

Yes ☐ No ☒

Is the property currently under a Williamson Act Contract?

Contract Number: _____ Expired _____

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

Date Filed: non-renewal was filed Sept 19, DN2007 0118093

Yes ☐ No ☐

Do you propose to cancel any portion of the Contract?

Yes ☒ No ☐

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

If yes, please list and provide a recorded copy: Book 3486, Page 44 Official records
of Stanislaus County Stanislaus River

SITE CHARACTERISTICS: (Check one or more)

Flat ☐

Rolling ☒

Steep ☐

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

Field crops ☐

Orchard ☒

Pasture/Grassland ☐

Scattered trees ☐

Shrubs ☐

Woodland ☐

River/Riparian ☒

Other ☐

Explain Other: New Orchards planted or being planted

Yes ☐ No ☒

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

GRADING:

Yes ☐ No ☒

Do you plan to do any grading? (If yes, please indicate how many cubic yards and acres to be disturbed. Please show areas to be graded on plot plan.) NO GRADING

STREAMS, LAKES, & PONDS:

Yes ☐ No ☒

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

Yes ☐ No ☒

Will the project change any drainage patterns? (If yes, please explain -- provide additional sheet if needed) NONE REQUIRED

Yes ☐ No ☒

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

Yes ☐ No ☒

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

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

STRUCTURES:

- Yes ☒ No ☐ Are there structures on the site? (If yes, please show on plot plan. Show a relationship to property lines and other features of the site.)
- Yes ☐ No ☒ Will structures be moved or demolished? (If yes, indicate on plot plan.)
- Yes ☐ No ☒ Do you plan to build new structures? (If yes, show location and size on plot plan.)
- Yes ☐ No ☒ Are there buildings of possible Historical significance? (If yes, please explain and show location and size on plot plan.) _____

PROJECT SITE COVERAGE:

Existing Building Coverage: _____ Sq. Ft. Landscaped Area: _____ Sq. Ft.
Proposed Building Coverage: _____ Sq. Ft. Paved Surface Area: _____ Sq. Ft.

BUILDING CHARACTERISTICS:

Size of new structure(s) or building addition(s) in gross sq. ft.: (Provide additional sheets if necessary) NONE

Number of floors for each building: _____

Building height in feet (measured from ground to highest point): (Provide additional sheets if necessary) _____

Height of other appurtenances, excluding buildings, measured from ground to highest point (i.e., antennas, mechanical equipment, light poles, etc.): (Provide additional sheets if necessary) _____

Proposed surface material for parking area: (Provide information addressing dust control measures if non-asphalt/concrete material to be used) _____

UTILITIES AND IRRIGATION FACILITIES:

Yes ☒ No ☐ Are there existing public or private utilities on the site? Includes telephone, power, water, etc. (If yes, show location and size on plot plan)

Who provides, or will provide the following services to the property?

Electrical: _____	PGE and private solar	Sewer*: _____	none
Telephone: _____	ATT	Gas/Propane: _____	none
Water**: _____	private well	Irrigation: _____	Private

***Please Note:** A “will serve” letter is required if the sewer service will be provided by City, Sanitary District, Community Services District, etc.

****Please Note:** A “will serve” letter is required if the water source is a City, Irrigation District, Water District, etc., and the water purveyor may be required to provide verification through an Urban Water Management Plan that an adequate water supply exists to service your proposed development.

Will any special or unique sewage wastes be generated by this development other than that normally associated with resident or employee restrooms? Industrial, chemical, manufacturing, animal wastes? (Please describe:)

NONE

Please Note: Should any waste be generated by the proposed project other than that normally associated with a single family residence, it is likely that Waste Discharge Requirements will be required by the Regional Water Quality Control Board. Detailed descriptions of quantities, quality, treatment, and disposal may be required.

Yes ☒ No ☐ Are there existing irrigation, telephone, or power company easements on the property? (If yes, show location and size on plot plan.)

Yes ☐ No ☒ Do the existing utilities, including irrigation facilities, need to be moved? (If yes, show location and size on plot plan.)

Yes ☐ No ☒ Does the project require extension of utilities? (If yes, show location and size on plot plan.)

AFFORDABLE HOUSING/SENIOR:

Yes ☐ No ☒ Will the project include affordable or senior housing provisions? (If yes, please explain)

RESIDENTIAL PROJECTS: (Please complete if applicable – Attach additional sheets if necessary)

Total No. Lots: _____ Total Dwelling Units: _____ Total Acreage: _____

Net Density per Acre: _____ Gross Density per Acre: _____

<i>(complete if applicable)</i>	Single Family	Two Family Duplex	Multi-Family Apartments	Multi-Family Condominium/ Townhouse
Number of Units:	_____	_____	_____	_____
Acreage:	_____	_____	_____	_____

COMMERCIAL, INDUSTRIAL, MANUFACTURING, RETAIL, USE PERMIT, OR OTHER PROJECTS: (Please complete if applicable – Attach additional sheets if necessary)

Square footage of each existing or proposed building(s): _____

Type of use(s): _____

Days and hours of operation: _____

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

Occupancy/capacity of building: _____

Number of employees: (Maximum Shift): _____ (Minimum Shift): _____

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

Other occupants: _____

Estimated number of truck deliveries/loadings per day: _____

Estimated hours of truck deliveries/loadings per day: _____

Estimated percentage of traffic to be generated by trucks: _____

Estimated number of railroad deliveries/loadings per day: _____

Square footage of:

Office area: _____

Warehouse area: _____

Sales area: _____

Storage area: _____

Loading area: _____

Manufacturing area: _____

Other: (explain type of area) _____

Yes ☐ No ☐ Will the proposed use involve toxic or hazardous materials or waste? (Please explain)

ROAD AND ACCESS INFORMATION:

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

The proposed parcels will gain access from River Road using existing driveways.

No new driveways are proposed.

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

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

STORM DRAINAGE:

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

☒ Other: (please explain) Storm run-off is minimal on this property. the sandy loam soils drain quickly.

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

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

EROSION CONTROL:

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

no grading

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

ADDITIONAL INFORMATION:

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

This property is being divided for estate planning purposes at the will of the property Owners.

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD - STORM WATER PERMIT REQUIREMENTS

Storm water discharges associated with construction activity are a potentially significant source of pollutants. The most common pollutant associated with construction is sediment. Sediment and other construction related wastes can degrade water quality in creeks, rivers, lakes, and other water bodies. In 1992, the State Water Resources Control Board adopted a statewide General Permit for all storm water discharges associated with construction activity that disturbs five or more acres of land. Effective March 10, 2003, all construction sites disturbing one or more acres of land will be required to obtain permit coverage. The General Permit is intended to ensure that construction activity does not impact water quality.

You need to obtain General Permit coverage if storm water discharges from your site and either of the following apply:

- Construction activities result in one or more acres of land disturbance, including clearing, grading, excavating, staging areas, and stockpiles or;
- The project is part of a larger common plan of development or sale (e.g., subdivisions, group of lots with or without a homeowner's association, some lot line adjustments) that result in one or more acres of land disturbance.

It is the applicants responsibility to obtain any necessary permit directly from the California Regional Water Quality Control Board. The applicant(s) signature on this application form signifies an acknowledgment that this statement has been read and understood.

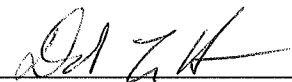
STATE OF CALIFORNIA HAZARDOUS WASTE AND SUBSTANCES SITES LIST (C.G.C. § 65962.5)

Pursuant to California Government Code Section 65962.5(e), before a local agency accepts as complete an application for any development project, the applicant shall consult the latest State of California Hazardous Waste and Substances Sites List on file with the Planning Department and submit a signed statement indicating whether the project is located on a site which is included on the List. The List may be obtained on the California State Department of Toxic Substances Control web site (<http://www.envirostor.dtsc.ca.gov/public>).

The applicant(s) signature on this application form signifies that they have consulted the latest State of California Hazardous Waste and Substances List on file with the Planning Department, and have determined that the project site ☐ is or ☒ is not included on the List.

Date of List consulted:

August 18, 2020 By DLH



Source of the listing:

(To be completed only if the site is included on the List)

ASSESSOR'S INFORMATION WAIVER

The property owner(s) signature on this application authorizes the Stanislaus County Assessor's Office to make any information relating to the current owners assessed value and pursuant to R&T Code Sec. 408, available to the Stanislaus County Department of Planning and Community Development.



CENTRAL CALIFORNIA INFORMATION CENTER

California Historical Resources Information System

Department of Anthropology – California State University, Stanislaus

One University Circle, Turlock, California 95382

(209) 667-3307

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

Date: 6/24/2021

Records Search File #: 11828N

Project: Ozenbaugh 2005 Revocable
Trust Parcel Map at 4500 River Road,
Oakdale, CA APN 0056-013-028

David L. Harris
Aspen Survey Company, Inc.
1121 Oakdale Road, Suite 6
Modesto, CA 95355
209-526-9724

davidh_aspen@sbcglobal.net

Dear Mr. Harris:

We have conducted a non-confidential extended records search as per your request for the above-referenced project area located on the Escalon 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 Determinations of Eligibility (ADOE)
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 recorded prehistoric or historical archaeological resources or historic buildings or structures within the project area.
- The General Land Office Survey Plat for T2S R8E dated 1854 shows Section 18 divided into several parcels of various acreages

- The General Land Office Survey Plat for T2S R8E dated 1873 shows the project area in Section 18 as part of the “Eight Square Leagues of Land Confirmed to A. B. Tomson.”
- The Official Map of the County of Stanislaus, California (1906) shows L. I. Crow as the landowner at that time.
- The 1953 edition of the Escalon USGS map shows an orchard in the northern portion of the project area and a road and a building (possible 68 years in age or older) within the project area. The 1968 edition shows a well and the same road and building as the earlier dated map. We have no further information on file regarding these possible historic resources.

Prehistoric or historic resources within the immediate vicinity of the project area: There are no formally recorded prehistoric or historical archaeological resources or historic buildings or structures within the immediate vicinity of the project area. However, we caution you that examples of these types of resources have been found elsewhere within the environs of the Escalon USGS quadrangle.

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 providing the signed **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

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

* Invoice Request sent to: ARBilling@csustan.edu, CSU Stanislaus Financial Services



CALIFORNIA STATE UNIVERSITY, STANISLAUS

INVOICE REQUEST

Date: 6/24/2021

Requestor Name: **Central California Information Center**
Department: **Anthropology**

Bill To (Vendor Name and Address):

David L. Harris

Aspen Survey Company, Inc.

1121 Oakdale Road, Suite 6

Modesto, CA 95355

209-526-9724

davidh_aspen@sbcglobal.net

Reference No: **CCaIC File # Records Search File #: 11828N**

Project: Ozenbaugh 2005 Revocable Trust Parcel Map at 4500 River Road, Oakdale, CA APN 0056-013-028

Amount to bill: \$150.00

Description of Items Billed: **See attached invoice for services rendered by the Central California Information Center.**

Special Instructions: **Please attach the following page to the invoice**

Department Funding: (Deposit CashNet Code T865)

Account	Fund	Department	Program	Project
580007	TM317	20004		

* Invoice Request sent to: ARBilling@csustan.edu, CSU Stanislaus Financial Services

ONE UNIVERSITY CIRCLE • TURLOCK, CALIFORNIA 95382 •

WWW.CSUSTAN.EDU • PHONE (209) 664-6507 • FAX (209) 667-3076

THE CALIFORNIA STATE UNIVERSITY - Bakersfield - Channel Islands - Dominguez Hills - Fresno - Fullerton - East Bay
Humboldt - Long Beach - Los Angeles - Maritime Academy - Monterey Bay - Northridge - Pomona - Sacramento
San Bernardino - San Diego - San Francisco - San Jose - San Luis Obispo - San Marcos - Sonoma - Stanislaus



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One University Circle, Turlock, California 95382
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Alpine, Calaveras, Mariposa, Merced, San Joaquin, Stanislaus & Tuolumne Counties

INVOICE FOR SERVICES RENDERED

DATE: 6/24/2021

Records Search File #: 11828N

Project: Ozenbaugh 2005 Revocable
Trust Parcel Map at 4500 River Road,
Oakdale, CA APN 0056-013-028

Submitted to:

David L. Harris
Aspen Survey Company, Inc.
1121 Oakdale Road, Suite 6
Modesto, CA 95355
209-526-9724

davidh_aspen@sbcglobal.net

Please remit \$150.00 for records search or other services rendered as outlined below.

1 hour x \$150.00/hour = \$150.00

Remittance payable within 60 days of receipt.

Thank you.

[CSUS Federal TAX ID #77-0207337]

PLEASE MAKE CHECK PAYABLE TO:

CSU STANISLAUS
Attn: **CASHIERS**
One University Circle
Turlock, CA 95382

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:

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