



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

**Date:** July 22, 2022

**To:** Distribution List (See Attachment A)

**From:** Emily Basnight, Assistant Planner, Planning and Community Development

**Subject:** REZONE AND TENTATIVE MAP APPLICATION NO. PLN2022-0026 – ELMWOOD ESTATES

**Comment Period:** July 22, 2022 – August 22, 2022

**Respond By:** August 22, 2022

**Public Hearing Date:** Not yet scheduled. A separate notice will be sent to you when a hearing is scheduled.

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

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

**Applicant:** Torre Reich, Malet Development

**Project Location:** 3700 Story Road, between East Zeering Road and Walton Street, in the community of Denair

**APN:** 024-055-060

**Williamson Act Contract:** N/A

**General Plan:** Low-Density Residential

**Community Plan:** Low-Density Residential

**Current Zoning:** Rural Residential (R-A)

**Project Description:** This is a request to rezone a 4.82± acre parcel from Rural Residential (R-A) to Planned Development (P-D) to increase the maximum building site coverage from 40 to 50 percent, and to subdivide the parcel into 17 single-family residential lots ranging in size from 8,000 to 10,594 square feet. Romie Way will be extended through the site which will connect to a cul-de-sac (proposed to serve lots 1-5, 9-16, and Lot A) that will include a stub-out to serve future development east of the project site. The remaining lots (lots 6-8 and proposed Lot B) will have access and road frontage onto Story Road. If approved, each residential lot could be developed



with one single-family dwelling, an accessory dwelling unit, and a junior accessory dwelling unit. The setback requirements will be consistent with those of the County's R-A zoning district. A "can serve" letter for water and sewer services to serve the residential development has been issued from the Denair Community Services District for the project. Stormwater is proposed to be managed for the development through a 13,098 square-foot expansion (Lot A) of an existing stormwater basin located on APN 024-055-043, which currently serves an existing residential development to the south. A 6-foot-tall chain-link fence is proposed to be installed along the easterly boundary of the proposed and existing basins (Lot A and 024-055-043), and a 7-foot-tall masonry block wall is proposed along the southern border of the existing basin, located south of the proposed storm drainage basin addition on APN 024-055-043. The project site is currently improved with one single-family dwelling and an attached two-car garage; the single-family dwelling and garage will remain on proposed Lot B of the proposed subdivision map. The applicant proposes to install landscaping for the stormwater basin, trees along the frontage of each lot, and has proposed to install curb, gutter, sidewalk and street lighting for the entire subdivision. The applicant will annex the development into Community Service Area (CSA) #21 – Riopel and the Denair Highway Lighting District to ensure funds are provided for the maintenance of the improvements. The project is surrounded by single-family lots to the north and south and the Denair Community Services District facility to the west. An agriculturally zoned ranchette parcel is to the east of the project site. The applicant has proposed a no buffer alternative to the agriculture buffer requirement. A barricade per Public Works' Standards and Specifications is proposed along the street stub to the east to prevent trespass onto the adjacent agriculturally zoned parcel.

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



**DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT**

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

**REZONE AND TENTATIVE MAP APPLICATION NO. PLN2022-0026 – ELMWOOD ESTATES**

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 OPR STATE CLEARINGHOUSE		STAN CO CSA
X	CA RWQCB CENTRAL VALLEY REGION	X	STAN CO DER
	CA STATE LANDS COMMISSION	X	STAN CO ERC
	CEMETERY DISTRICT		STAN CO FARM BUREAU
	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO HAZARDOUS MATERIALS
	CITY OF	X	STAN CO PARKS & RECREATION
X	COMMUNITY SERVICES DIST: DENAIR	X	STAN CO PUBLIC WORKS
X	COOPERATIVE EXTENSION		STAN CO RISK MANAGEMENT
	COUNTY OF:	X	STAN CO SHERIFF
X	DER - GROUNDWATER RESOURCES DIVISION	X	STAN CO SUPERVISOR DIST TWO: CHIESA
X	FIRE PROTECTION DIST: DENAIR	X	STAN COUNTY COUNSEL
X	GSA: WEST TURLOCK SUBBASIN		StanCOG
	HOSPITAL DIST:	X	STANISLAUS FIRE PREVENTION BUREAU
X	IRRIGATION DIST: TURLOCK	X	STANISLAUS LAFCO
X	MOSQUITO DIST: TURLOCK		STATE OF CA SWRCB – DIV OF DRINKING WATER DIST. 10
X	MOUNTAIN VALLEY EMERGENCY MEDICAL SERVICES	X	SURROUNDING LAND OWNERS
X	MUNICIPAL ADVISORY COUNCIL: DENAIR		INTERESTED PARTIES
X	PACIFIC GAS & ELECTRIC	X	TELEPHONE COMPANY: AT&T
X	POSTMASTER: DENAIR		TRIBAL CONTACTS (CA Government Code §65352.3)
X	RAILROAD: BURLINGTON NORTHERN SANTA FE		US ARMY CORPS OF ENGINEERS
X	SAN JOAQUIN VALLEY APCD		US FISH & WILDLIFE
X	SCHOOL DIST 1: DENAIR UNIFIED		US MILITARY (SB 1462)
	SCHOOL DIST 2:		USDA NRCS
	WORKFORCE DEVELOPMENT		WATER DIST:
X	STAN CO AG COMMISSIONER		



## STANISLAUS COUNTY CEQA REFERRAL RESPONSE FORM

**TO:** Stanislaus County Planning & Community Development  
1010 10<sup>th</sup> Street, Suite 3400  
Modesto, CA 95354

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

**SUBJECT:** REZONE AND TENTATIVE MAP APPLICATION NO. PLN2022-0026 –  
ELMWOOD ESATES

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).

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Response prepared by:

Name	Title	Date
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**DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT**

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Planning Phone: (209) 525-6330 Fax: (209) 525-5911  
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## CEQA INITIAL STUDY

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

1. **Project title:** Rezone and Tentative Map Application No. PLN2022-0026 – Elmwood Estates
2. **Lead agency name and address:** Stanislaus County  
1010 10<sup>th</sup> Street, Suite 3400  
Modesto, CA 95354
3. **Contact person and phone number:** Emily Basnight, Assistant Planner  
(209) 525-6330
4. **Project location:** 3700 Story Road, between East Zeering Road and Walton Street, in the community of Denair (APN: 024-055-060).
5. **Project sponsor's name and address:** Torre Reich, Malet Development  
219 North Broadway, Turlock, CA 95380
6. **General Plan designation:** Low-Density Residential
7. **Community Plan designation:** Low-Density Residential
8. **Zoning:** Rural Residential (R-A)
9. **Description of project:**

This is a request to rezone a 4.82± acre parcel from Rural Residential (R-A) to Planned Development (P-D) to increase the maximum building site coverage from 40 to 50 percent, and to subdivide the parcel into 17 single-family residential lots ranging in size from 8,000 to 10,594 square feet. Romie Way will be extended through the site which will connect to a cul-de-sac (proposed to serve lots 1-5, 9-16, and Lot A) that will include a stub-out to serve future development east of the project site. The remaining lots (lots 6-8 and proposed Lot B) will have access and road frontage onto Story Road. If approved, each residential lot could be developed with one single-family dwelling, an accessory dwelling unit, and a junior accessory dwelling unit. The setback requirements will be consistent with those of the County's R-A zoning district. A "can serve" letter for water and sewer services to serve the residential development has been issued from the Denair Community Services District for the project. Stormwater is proposed to be managed for the development through a 13,098 square-foot expansion (Lot A) of an existing stormwater basin located on APN 024-055-043, which currently serves an existing residential development to the south. A 6-foot-tall chain-link fence is proposed to be installed along the easterly boundary of the proposed and existing basins (Lot A and 024-055-043), and a 7-foot-tall masonry block wall is proposed along the southern border of the existing basin, located south of the proposed storm drainage basin addition on APN 024-055-043. The project site is currently improved with one single-family dwelling and an attached two-car garage; the single-family dwelling and garage will remain on proposed Lot B of the proposed subdivision map. The applicant proposes to install landscaping for the stormwater basin, trees along the frontage of each lot, and has proposed to install curb, gutter, sidewalk and street lighting for the entire subdivision. The applicant will annex the development into Community Service Area (CSA) #21 – Riopel and the Denair Highway Lighting District to ensure funds are provided for the maintenance of the improvements. The project is surrounded by single-family lots to the north and south and the Denair Community Services District facility to the west. An agriculturally zoned ranchette parcel is to the east of the project site. The applicant has proposed a no buffer alternative to the agriculture buffer requirement. A barricade per Public Works' Standards and Specifications is proposed along the street stub to the east to prevent trespass onto the adjacent agriculturally zoned parcel.

- |   |  |
|---|--|
| <b>10. Surrounding land uses and setting:</b>   | Single-family lots to the north and south and the Denair Community Services District facility to the west; and a ranchette parcel to the east. |
| <b>11. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):</b> | Stanislaus County Department of Public Works<br>Department of Environmental Resources<br>Denair Community Services District                    |
| <b>12. Attachments:</b>   | None   |

**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 Basnight

July 19, 2022

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**

<b>I. AESTHETICS – Except as provided in Public Resources Code Section 21099, could 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) Have a substantial adverse effect on a scenic vista?</b>			<b>X</b>	
<b>b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?</b>			<b>X</b>	
<b>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?</b>			<b>X</b>	
<b>d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?</b>			<b>X</b>	

**Discussion:** The site itself is not considered to be a scenic resource or unique scenic vista. Community standards generally do not dictate the need or desire for architectural review of agricultural or residential subdivisions. The proposed rezone and tentative map will rezone a 4.82± acre parcel from Rural Residential (R-A) to Planned Development (P-D) to increase the maximum building site coverage from 40 to 50 percent, and create 17 single-family residential lots ranging in size from 8,000 to 10,594 square feet, and a 13,098 square-foot stormwater basin. The project site is currently improved with one single-family dwelling and an attached two-car garage; the single-family dwelling and garage will remain on proposed Lot B of the tentative map.

The project is surrounded by single-family lots to the north and south and the Denair Community Services District facility to the west. An agriculturally zoned ranchette parcel is to the east of the project site.

The applicant proposes to install street lighting, curb, gutter, and sidewalk for the entire subdivision. As part of this project, Romie Way will be extended through the site which will connect to a cul-de-sac (proposed to serve lots 1-5, 9-16, and Lot A) that will include a stub-out to serve future development east of the project site. A barricade per Public Works' Standards and Specifications is proposed along the street stub to the east to prevent trespass onto the adjacent agriculturally zoned parcel. Stormwater is proposed to be managed for the development through a 13,098 square-foot expansion (Lot A) of an existing stormwater basin located on APN 024-055-043, which currently serves an existing residential development to the south. A 7-foot-tall masonry block wall is proposed to replace the existing chain-link fencing along the southern property line of APN 024-055-043, and a 6-foot-tall chain-link fence will be installed along the eastern border of the entire storm water basin (both APN 024-055-043 and Lot A). Landscaping and hardscape around the proposed storm water basin will include trees, bushes, grass and cobblestone.

A referral response was received from the County's Public Works Department requiring annexation of the project to the existing Community Service Area (CSA) #21 - Riopel and the Denair Highway Lighting and Landscaping District to ensure future maintenance and eventual replacement of the storm drainage system and facilities, block wall, and any landscaped areas. Curb, gutter and sidewalk along Story Road, Romie Way and the proposed Harris Court will be County-maintained through the Stanislaus County Public Works Department. Development standards have been added to the project addressing Public Works' requirements.

As part of the overall development plan, the proposed project includes a landscaping and tree planting plan. Two existing trees will remain on Lot 6 and Lot B of the tentative map. The applicant proposes to plant one tree along the frontage of Lots 1-12 and Lots 14-15; three trees along the frontage of corner Lots 1, 13 and 16; and five trees along the road frontage of Lot A, the storm water basin, for an overall total of 29 trees as part of this request. These project features will enhance the site's overall visual character as well as blending with the existing surrounding development.

The project is not expected to degrade any existing visual character of the site or surrounding area. Any lighting installed with the subdivision shall be designed to reduce any potential impacts of glare per the County's Public Works adopted Standards and Specifications.

**Mitigation:** None.

**References:** Application information; Referral response received from Stanislaus County Department of Public Works, dated May 2, 2022, as revised on July 14, 2022, and further revised on July 15, 2022; Stanislaus County Zoning Ordinance (Title 21); Stanislaus County Department of Public Works Standards and Specifications, 2014; the 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 project site is 4.82± acres in size and is improved with one single-family dwelling and an attached two-car garage. The project site has soils classified by The California Department of Conservation Farmland Mapping and Monitoring Program as a mixture of "Farmland of Local Importance," "Urban and Built-Up Land," and "Prime Farmland." The United States Department of Agriculture Natural Resources Conservation Service (USDA NRCS) Web Soil Survey indicates that the soil primarily consists of Grade 4 Madera sandy loam, 0 to 2 percent slopes, Storie Index rating 30 (4.42± acres); and Grade 1 Dinuba sandy loam, 0 to 1 percent slopes, Storie Index rating 86 (.4± acres). Grade 1 soils are considered to be prime farmland; however, this site is zoned Rural Residential with a General Plan and Community Plan designation of Low-Density Residential. The project site is not currently in agricultural production and is improved with a single-family

dwelling and garage. Because the site has already been developed and has been planned for residential uses, the proposed project will not convert any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use.

The project was referred to the Turlock Irrigation District (TID) which responded with a comment letter indicating an irrigation pipeline belonging to Improvement District (ID) 573A, runs from north to south along the east side of the subject project, and a valve box on the pipeline near the northeast corner of proposed Lot 15 that delivers water in a ditch that continues east. TID responded that the pipeline south of this valve/ditch can be removed; however, the remaining irrigation facilities at the northeast corner of Lot 15 shall be replaced by the developer to current District standards and an irrigation easement dedicated. The applicant has amended their tentative map to show the proposed TID easement. A development standard will be placed on the project that all easements be shown on the final map prior to recording. Plans detailing the existing irrigation facilities relative to the proposed site improvements will be required to be submitted to the District in order to determine specific impacts and requirements. The applicant will also be required to apply for abandonment of the parcel from the TID improvement district, and provide irrigation improvement plans and enter into an Irrigation Improvements Agreement for the required irrigation facility modifications. Additionally, TID will require grading specifications to prevent irrigated water from flowing over the developed project site. TID's comments will be placed on the project as development standards.

The project site is designated Low-Density Residential (LDR) in the County's General Plan and Denair Community Plan and is zoned Rural Residential (R-A), which permits residential uses. Surrounding uses include single-family lots to the north and south and the Denair Community Services District facility to the west. A five-acre agriculturally zoned (A-2-10) ranchette parcel abuts the project site to the east. In December of 2007, Stanislaus County adopted an updated Agricultural Element which incorporated guidelines for the implementation of agricultural buffers applicable to new and expanding non-agricultural uses within or adjacent to the A-2 Zoning District. Appendix A states: "All projects shall incorporate a minimum 150-foot-wide buffer setback. Projects which propose people intensive activities shall incorporate a minimum 300-foot-wide buffer setback. The purpose of these guidelines is to protect the long-term health of agriculture by minimizing conflicts such as spray drift and trespassing resulting from the interaction of agricultural and non-agricultural uses. Alternatives may be approved, provided the Planning Commission finds that the alternative provides equal or greater protection than the existing buffer standards. A residential subdivision would be considered a people intensive use. The ranchette parcel to the east is not in agricultural production, and is designated as Low-Density Residential in the Denair Community Plan and improved with a single-family dwelling and accessory structures. Additionally, ranchettes are considered to be residential in nature as categorized under Goal Two of the Agriculture Element of the General Plan. The nearest parcels in agricultural production are a 4.9± acre ranchette currently used for pasture land located .13± miles to the east of the project site and a 326.36± acre parcel located .25± miles to the east used for row crops and a chicken farm and currently enrolled under a Williamson Act contract. The 4.9± acre ranchette is included within the Denair Community Plan as Estate Residential. The 326.36± acre parcel currently enrolled in the Williamson Act is not located within the Denair Community Plan and is separated from the site by two parcels and the TID Main Canal. Residential development is limited to the current boundaries of the Denair Community Plan; therefore, if approved, the proposed project will not convert farmland to non-agriculture uses; nor will it conflict with existing zoning or a Williamson Act Contract. Additionally, permits for spraying pesticides have not been issued within 600-feet of the project site. The applicant has proposed a no buffer alternative to the agriculture buffer requirement. The County's Agricultural Commissioner was referred the project; however, no response was received.

The project site is considered an in-fill development and will not contribute to the loss of farmland or forest land.

**Mitigation:** None.

**References:** Application information; United States Department of Agriculture NRCS Web Soil Survey; California State Department of Conservation Farmland Mapping and Monitoring Program - Stanislaus County Farmland 2016; Referral response from Turlock Irrigation District, dated April 19, 2022; Stanislaus County Zoning Ordinance (Title 21); Stanislaus County General Plan, Chapter VII - Agriculture and Support Documentation<sup>1</sup>.

<b>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:</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 or obstruct implementation of the applicable air quality plan?</b>			<b>X</b>	
<b>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?</b>			<b>X</b>	
<b>c) Expose sensitive receptors to substantial pollutant concentrations?</b>			<b>X</b>	
<b>d) Result in other emissions (such as those odors adversely affecting a substantial number of people?</b>			<b>X</b>	

**Discussion:** The proposed project is located within the San Joaquin Valley Air Basin (SJVAB) and, therefore, falls under the jurisdiction of the San Joaquin Valley Air Pollution Control District (SJVAPCD). In conjunction with the Stanislaus Council of Governments (StanCOG), the SJVAPCD is responsible for formulating and implementing air pollution control strategies. The SJVAPCD's most recent air quality plans are the 2007 PM10 (respirable particulate matter) Maintenance Plan, the 2008 PM2.5 (fine particulate matter) Plan, and the 2007 Ozone Plan. These plans establish a comprehensive air pollution control program leading to the attainment of state and federal air quality standards in the SJVAB, which has been classified as "extreme non-attainment" for ozone, "attainment" for respirable particulate matter (PM-10), and "non-attainment" for PM 2.5, as defined by the Federal Clean Air Act.

The 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.

The District's Small Project Analysis Level (SPAL) guidance identifies thresholds of significance for criteria pollutant emissions, which are based on the District's New Source Review (NSR) offset requirements for stationary sources. Using project type and size, the District has pre-qualified emissions and determined a size below which it is reasonable to conclude that a project would not exceed applicable thresholds of significance for criteria pollutants. In the interest of streamlining CEQA requirements, projects that fit the descriptions and are less than the project sizes provided by the District are deemed to have a less-than-significant impact on air quality due to criteria pollutant emissions and as such are excluded from quantifying criteria pollutant emissions for CEQA purposes. The District's threshold of significance for residential projects is identified as 155 units, and less than 800 additional trips per-day. The project proposes 17 residential lots, including one lot (Lot B) that is already developed with a single-family dwelling. The proposed project has the potential to develop a maximum of 33 new dwelling units, with each new lot able to be developed with one single-family dwelling, and one accessory dwelling unit (ADU), and Lot B will be able to develop an ADU in addition to the existing dwelling unit. One junior accessory dwelling unit (JADU) per lot is also permitted under the Rural Residential (R-A) zoning district; however, the JADU would not count as a separate dwelling unit, as the JADU consists of converted living space within the primary home. According to the Federal Highway Administration the average daily vehicle trips per household is 5.11, which would equal approximately 169 additional trips per-day as a result of project approval (33 new units x 5.11 = 168.63). As this is well below the District's threshold of significance, no significant impacts to air quality are anticipated.

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. Construction activities associated with the proposed project would consist primarily of constructing the dwelling units and installing road and sidewalk improvements. These activities would not require any substantial use of heavy-duty construction equipment and would require little or no demolition or grading as the site is presently unimproved and considered to be topographically flat. Consequently, emissions would be minimal. Furthermore, all construction activities



would occur in compliance with all SJVAPCD regulations; therefore, construction emissions would be less-than-significant without mitigation. 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 potential construction of up to 33 new residential units and project's operation after construction.

Implementation of the proposed project would fall below the SJVAPCD significance thresholds for both short-term construction and long-term operational emissions, as discussed above. Because construction and operation of the project would not exceed the SJVAPCD significance thresholds, the proposed project would not increase the frequency or severity of existing air quality standards or the interim emission reductions specified in the air plans.

The project was referred to the Air District which responded with no comments.

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

**Mitigation:** None.

**References:** Application information; San Joaquin Valley Air Pollution Control District's Small Project Analysis Level (SPAL) guidance, November 13, 2020; Federal Highway Administration, Summary of Travel Trends: 2017 National Household Travel Survey; San Joaquin Valley Air Pollution Control District - Regulation VIII Fugitive Dust/PM-10 Synopsis; [www.valleyair.org](http://www.valleyair.org); Referral response from San Joaquin Valley Air Pollution Control District, dated May 3, 2022; and the Stanislaus County General Plan and Support Documentation<sup>1</sup>.

IV. BIOLOGICAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X	
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X	
c) Have a substantial adverse effect on 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 Denair Quad of the California Natural Diversity Database based on the U.S. Geographical quadrangle map series. According to aerial imagery and application materials, the surrounding area is almost entirely built up with urban uses.

Based on results from the California Natural Diversity Database (CNDDDB), there are two animals, one insect and one plant species which are state or federally listed, threatened, or 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, steelhead – Central Valley DPS, valley elderberry longhorn beetle and San Joaquin Valley Orcutt grass. There are no reported siting's of any of the aforementioned species on the project site; however, a Swainson's hawk nesting site was observed on June 7, 1994, 1.1± miles northeast of the project site according to the California Natural Diversity Database. There is a very low likelihood that these species are present on the project site as the area is currently improved with a single-family dwelling and adjacent to urban development to the west, north and south.

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 (formerly the Department of Fish and Game) 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 June 28, 2022 Stanislaus County General Plan and Support Documentation<sup>1</sup>.

<b>V. 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 historical resource pursuant to in § 15064.5?</b>			<b>X</b>	
<b>b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?</b>			<b>X</b>	
<b>c) Disturb any human remains, including those interred outside of formal cemeteries?</b>			<b>X</b>	

**Discussion:** A records search conducted by the Central California Information Center (CCIC) for the project site indicated that there are no historical, cultural, or archeological resources recorded on-site and that the site has a low sensitivity for the discovery of such resources. The report from the CCIC indicated that historic buildings and structure have been recorded within Denair and the surrounding vicinity. Since the project area has not been subject to previous investigations, there may be unidentified features involved in the project area that are 45 years or older and considered as historical resources requiring further study. The CCIC recommend further review for the possibility of identifying prehistoric or historic-era archaeological resources if ground disturbance is considered a part of the current project. If archaeological resources are encountered during project-related activities, work should be halted in the vicinity of the discovered materials until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. 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 CEQA Guidelines and Public Resources Code Section 7060.5. Conditions of approval will be added to the project to ensure these requirements are met.

The County does not use age as an indication of historic resources. The existing buildings on the project site are not federally or state registered as historic structures and are not located within a historic zoning district. Accordingly, any demolition or impact on the existing buildings is not considered a significant impact to cultural resources.

**Mitigation:** None.

**References:** Central California Information Center Report for the project site, dated February 10, 2022; 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.

The project proposes to rezone a 4.82± acre parcel from Rural Residential (R-A) to Planned Development (P-D) to increase the maximum building site coverage from 40 to 50 percent, and create 17 single-family residential lots ranging in size from 8,000 to 10,594 square feet, and a 13,098 square-foot stormwater basin. All subsequent building permits for single-family dwellings would need to be in compliance with Title 24, Green Building Code, which includes energy efficiency requirements.

Any street lighting will be required to meet Public Works' standards and specifications as part of the improvement plans prior to acceptance of the improvement plans.

The Turlock Irrigation District provided a referral response to the project indicating that electric service can be provided to the proposed lots. TID requested the developer consult with District Electrical Engineering to make an application for service and to begin design work. TID also requested public utility easements to be dedicated along all street frontages. TID comments will be added to the Development Standards for the project.

It does not appear this project will result in significant impacts to the wasteful, inefficient, or unnecessary consumption of energy resources. A condition of approval will be added to this project to address compliance with Title 24, Green Building Code, for projects that require energy efficiency.

**Mitigation:** None.

**References:** Application Information; CEQA Guidelines; Title 16 of County Code; CA Building Code; Stanislaus County Zoning Ordinance (Title 21); Referral response from Turlock Irrigation District, dated April 19, 2022; Stanislaus County 2016 General Plan EIR; 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:			X	

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X	
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?			X	
b) Result in substantial soil erosion or the loss of topsoil?			X	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d) Be located on expansive soil, 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:** The United States Department of Agriculture (USDA) Natural Resources Conservation Service's (NRCS) Eastern Stanislaus County Soil Survey, shows that the dominant soils present are Madera sandy loam, 0 to 2 percent slopes and Dinuba sandy loam, 0 to 1 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. DER, Public Works, and the Building Permits Division review and approve any building permit to ensure their standards are met. Any earth moving must be approved by Public Works as complying with adopted Standards and Specifications, which consider the potential for erosion and run-off prior to permit approval. The project was referred to Public Works who responded that prior to the recording of the final map, a complete set of improvement plans that are consistent with the Stanislaus County Standards and Specifications and the tentative map shall be submitted and approved by Stanislaus County Public Works; additionally, a current soils report for the area to be subdivided and a grading, drainage, and erosion/sediment control plan shall be submitted prior to acceptance of the improvement plans. Public Works' requirements will be placed on the project as Development Standards.

The Building Division may utilize the results from the soils test, or require additional soils tests, to determine if unstable or expansive soils are present. If such soils are present, special engineering of any structures will be required to compensate for the soil deficiency. Any structures resulting from this project will be required to be designed and built according to building standards appropriate to withstand shaking for the area in which they are constructed. Likewise, any addition or expansion of a septic tank or alternative waste water 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 project proposes 17 lots for single-family dwelling units, one of which is already developed with a single-family dwelling (Lot B). The applicant proposes frontage improvements for the development consisting of curb, gutter and sidewalk for each lot. The site will be served public water and sewer by the Denair Community Services District (CSD). The Denair CSD provided a letter indicating their ability to serve the project site with public water and sewer. The letter indicated that

the CSD will require the owner/developer to enter into an Agreement with the Denair CSD to construct and pay for necessary infrastructure to enable the District to provide water and sewer services to the project. The Agreement will require the infrastructure be constructed to District specifications, and that security be given to the District to guarantee performance and payment for the infrastructure, and that all current connection fees be paid in full prior to issuance of a formal Will-Serve letter to the property owner/developer. Additionally, the applicant may be required to pay a fair share fee for future facilities for District services. The formal Will-Serve letter must be presented to the Stanislaus County Building Permits Division prior to issuance of a building permit for any residential structure. The CSD's comments will be applied to the project as development standards. No septic tanks are proposed as part of the project request. A referral response was received from the Department of Environmental Resources requiring the development obtain a formal Will-Serve letter from the Denair Community Services District for sewer and water. If an existing on-site wastewater treatment system (OWTS) is encountered, the applicant shall contact the DER for guidance and submit for and secure any required permits for the destruction of any existing OWTS on the subject properties.

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. Compliance with the Storm Water Pollution Prevention Program (SWPPP), with the Alquist-Priolo Earthquake Fault Zoning Act, and the California Building Code are all required through the building and grading permit review process which would reduce the risk of loss, injury, or death due to earthquake or soil erosion to less than significant.

**Mitigation:** None.

**References:** Application information; USDA – NRCS Web Soil Survey; Referral response received from Stanislaus County Department of Public Works, dated May 2, 2022, as revised on July 14, 2022, and further revised on July 15, 2022; Letter received from Denair Community Services District, dated February 10, 2022; Referral response from the Stanislaus County Department of Environmental Resources, dated April 20, 2022; 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. GHGs emissions resulting from residential projects include emissions from temporary construction activities, energy consumption, and additional vehicle trips.

This is a request to rezone a 4.82± acre parcel from Rural Residential (R-A) to Planned Development (P-D) to increase the maximum building site coverage from 40 to 50 percent, and create 17 single-family residential lots ranging in size from 8,000 to 10,594 square feet, and a 13,098 square-foot stormwater basin. A single-family dwelling and attached garage currently exist on the project site and will remain on proposed Lot B of the tentative map. Frontage improvements proposed for the development include curb, gutter and sidewalk for each lot. A 7-foot-tall masonry block wall is proposed to be constructed along the southern boundaries of the existing storm water basin on APN 024-055-043, and a 6-foot-tall chain-link fence will be installed along the eastern border of the storm water basin (both APN 024-055-043 and Lot A).

As required by CEQA Guidelines Section 15064.3, potential impacts regarding Green House Gas Emissions should be evaluated using Vehicle Miles Traveled (VMT). Stanislaus County has currently not adopted any significance thresholds

for VMT, and projects are treated on a case-by-case basis for evaluation under CEQA. However, the State of California – Office of Planning and Research (OPR) has issued guidelines regarding VMT significance under CEQA. The CEQA Guidelines identify vehicle miles traveled (VMT), which is the amount and distance of automobile travel attributable to a project, as the most appropriate measure of transportation impacts.

According to the same technical advisory from OPR, projects that generate or attract fewer than 110 trips per-day generally or achieves a 15% reduction of VMT may be assumed to cause a less-than significant transportation impact. The project proposes 17 residential lots, one of which is already developed with a single-family dwelling, and has the potential to develop a maximum of 33 new dwelling units, with each new lot able to be developed with up to two separate dwelling units each, consisting of one single-family dwelling, and one accessory dwelling unit (ADU), and the existing lot able to be developed with an ADU. One junior accessory dwelling unit (JADU) per lot is also permitted under the Rural Residential (R-A) zoning district; however, the JADU would not count as a separate dwelling unit as the JADU consists of converted living space within the primary home. According to the Federal Highway Administration the average daily vehicle trips per household is 5.11, which would equal approximately 169 additional trips per-day as a result of project approval ( $33 \text{ new units} \times 5.11 = 168.63$ ). The VMT increase associated with the proposed project is significant as the number of vehicle trips will exceed 110 per-day. Although the project does not meet OPR's technical guideline, which identifies either 110 vehicle trips or a 15% reduction in VMT, the project is considered an infill residential project, as the project site was already identified in the Denair Community Plan for residential uses, which was accounted for under previous environmental analysis. Additionally, projects within one-half mile of either an existing major transit stop or a stop along an existing high-quality transit corridor should be presumed to cause a less-than-significant transportation impact. A major transit stop is defined as a site containing an existing rail transit station. The Turlock-Denair Amtrak station is located .32± miles to the west of the project site. Accordingly, VMT impacts are considered to be less than significant.

The proposed project will result in short-term emissions of GHGs during construction. These emissions, primarily CO<sub>2</sub>, CH<sub>4</sub>, and N<sub>2</sub>O, are the result of fuel combustion by construction equipment and motor vehicles. The other primary GHGs (HFCs, PFCs, and SF<sub>6</sub>) are typically associated with specific industrial sources and are not expected to be emitted by the proposed project. As described above in Section III - Air Quality of this report, the use of heavy-duty construction equipment would be very limited; therefore, the emissions of CO<sub>2</sub> from construction would be less than significant. Additionally, the construction of the proposed buildings is subject to the mandatory planning and design, energy efficiency, water efficiency and conservation, material conservation and resources efficiency, and environmental quality measures of the California Green Building Standards (CALGreen) Code (California Code of Regulations, Title 24, Part 11). All proposed construction activities associated with this project are considered to be less-than-significant as they are temporary in nature and are subject to meeting SJVAPCD standards for air quality control.

The project was referred to SJVAPCD which responded with no comment on the project. The analysis of mobile source pollution based on SPAL within Section III – Air Quality of this report would apply in regard to Greenhouse Gas Emissions as well. The District's Small Project Analysis Level (SPAL) guidance identifies thresholds of significance for criteria pollutant emissions, which are based on the District's New Source Review (NSR) offset requirements for stationary sources. Using project type and size, the District has pre-qualified emissions and determined a size below which it is reasonable to conclude that a project would not exceed applicable thresholds of significance for criteria pollutants. In the interest of streamlining CEQA requirements, projects that fit the descriptions and are less than the project sizes provided by the District are deemed to have a less-than-significant impact on air quality due to criteria pollutant emissions and as such are excluded from quantifying criteria pollutant emissions for CEQA purposes. The analysis of mobile source pollution based on SPAL within Section III – Air Quality of this report would apply in regard to Greenhouse Gas Emissions as well. The District's threshold of significance for residential projects is identified as 155 units, and less than 800 additional trips per-day. As mentioned above in this section, this request has the potential to result in the development of up to 33 new dwelling units as a result of the proposed project. According to the Federal Highway Administration the average daily vehicle trips per household is 5.11, which would equal approximately 169 additional trips per-day as a result of project approval ( $33 \text{ new units} \times 5.11 = 168.63$ ). As this is well below the District's threshold of significance, no significant impacts to GHG emissions are anticipated.

**Mitigation:** None.

**References:** Application information; Governor's Office of Planning and Research Technical Advisory, December 2018; Federal Highway Administration, Summary of Travel Trends: 2017 National Household Travel Survey; San Joaquin Valley Air Pollution Control District referral response, dated May 3, 2022; San Joaquin Valley Air Pollution Control District's Small Project Analysis Level (SPAL) guidance, California Air Pollution Control Officers Association Quantifying Greenhouse Gas Mitigation Measures (August 2010); Stanislaus County General Plan and Support Documentation<sup>1</sup>.

IX. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X	
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			X	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard 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 is responsible for overseeing hazardous materials and has not indicated any particular concerns on the project site. The project was referred to the Department of Environmental Resources (DER) Hazardous Materials Division, which is responsible for overseeing hazardous materials. A response was received indicating that the developer shall conduct a Phase I or Phase II study prior to the issuance of a grading permit. If an existing onsite wastewater treatment system (OWTS) is encountered, the applicant shall contact the DER for guidance and submit for and secure any required permits for the destruction of any existing OWTS on the subject properties. Additionally, the Hazardous Materials Division requested that they be contacted should any underground storage tanks, buried chemicals, buried refuse, or contaminated soil be discovered during grading or construction. These comments will be reflected through the application of a development standard.

Pesticide exposure is a risk in areas located in the vicinity of agricultural uses. Sources of exposure include contaminated groundwater, which is consumed and drift from spray applications. Application of sprays are strictly controlled by the Agricultural Commissioner and can only be accomplished after first obtaining permits. Additionally, agricultural buffers are intended to reduce the risk of spray exposure to surrounding people. General Plan Amendment No. 2011-01 - *Revised Agricultural Buffers* was approved by the Board of Supervisors on December 20, 2011, to modify County requirements for buffers on agricultural projects. Appendix A states: "All projects shall incorporate a minimum 150-foot-wide buffer setback. Projects which propose people intensive outdoor activities shall incorporate a minimum 300-foot-wide buffer setback. Alternatives may be approved, provided the Planning Commission finds that the alternative provides equal or greater protection than the existing buffer standards. The project proposes to create 17 residential lots which is considered to be people intensive and require a 300-foot buffer setback from the proposed use to adjacent agriculturally zoned property. The property is adjacent to urban development to the west, north and south, and an agricultural zoned parcel to the east; however, the adjacent agriculturally zoned parcel is not actively farmed. The nearest parcels in agricultural production are a 4.9± acre parcel currently used for pasture land located .13± miles to the east of the project site and a 326.36± acre parcel located .25± miles to the east used for row crops and a chicken farm and currently enrolled under a Williamson Act contract.

Pesticide spray permits have not been issued within 600-feet of the project site. The applicant has proposed a no buffer alternative to the agriculture buffer requirement. The project was referred to the Stanislaus County Agricultural Commissioner and no comments have been received to date.

The project site is not listed on the EnviroStor database managed by the CA Department of Toxic Substances Control or within the vicinity of any airport. The Hazardous Materials Division notified the Stanislaus County Planning Department of the presence of an open Central Valley Regional Water Quality Control Board (CVRWQCB) case (T0609997924) for a Leaking Underground Storage Tank (LUST) located 769± feet to the west of the project site at 4740 Main Street; however, groundwater is not known to be contaminated within the project site area. The project will be served by the Denair Community Services District for their domestic water and sewer services. The Hazardous Material Division indicated that the project will not have a significant effect on the environment. Additionally, the project was referred to the Stanislaus County Environmental Review Committee (ERC), which responded with no comments. Therefore, no significant impacts associated with hazards or hazardous materials are anticipated to occur as a result of the proposed project.

The site is located in a Local Responsibility Area (LRA) for fire protection and is served by Denair Fire Protection District. The project was referred to the District; however, no response has been received to date. Each subsequent building permit for the residential development will be required to meet any relevant State of California Fire Code requirement prior to issuance.

The project site is not within the vicinity of any airstrip or wildlands. No significant impacts associated with hazards or hazardous materials are anticipated to occur as a result of the proposed project.

**Mitigation:** None.

**References:** Application information; Referral response received from Stanislaus County Department of Environmental Resources Hazardous Materials Division, dated April 18, 2022; Referral response from Stanislaus County Department of Environmental Resources, dated April 20, 2022; Referral response from Stanislaus County Environmental Review Committee (ERC), dated April 20, 2022; Stanislaus County General Plan and Support Documentation<sup>1</sup>.

X. HYDROLOGY AND WATER QUALITY -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements 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:** 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. All flood zone requirements are addressed by the Building Permits Division during the building permit process.

The project site will be served water and sewer services by the Denair Community Services District (CSD). The Denair CSD provided a letter indicating their ability to serve water and sewer to the project site. As a condition of service, the CSD will require the owner/developer to enter into an Agreement to construct and pay for necessary infrastructure to enable the District to provide water and sewer services to the project. The Agreement will require the infrastructure be constructed to District specifications, and that security be given to the District to guarantee performance and payment for the infrastructure, and that all current connection fees be paid in full. Additionally, the applicant may be required to pay a fair share fee for future facilities for District services. Development standards will be added to the project to ensure the CSD's requirements are met. Additionally, a referral response was received from the Department of Environmental Resources who will require the project site obtain a Will-Serve letter for water and sewer services to serve the development issued from the Denair CSD. These requirements will be reflected in the conditions of approval for this project.

Water quality in Stanislaus County is regulated by the Regional Water Quality Control Board, Central Valley Region, (RWQCB) under a Water Quality Control Plan (Basin Plan) for the Sacramento and San Joaquin River Basins. Under the Basin Plan, the RWQCB issues Waste Discharge Requirements (WDRs) to regulate discharges with the potential to degrade surface water and/or groundwater quality. In addition, the RWQCB issues orders to cease and desist, conduct water quality investigations, or implement corrective actions. The Stanislaus County Department of Environmental Resources (DER) manages compliance with WDRs for some projects under a Memorandum of Understanding with the RWQCB. A response was received from the Hazardous Materials Division as previously mentioned in Section IX - Hazards and Hazardous Materials which indicated the presence of an open Central Valley Regional Water Quality Control Board (CVRWQCB) case (T0609997924) for a Leaking Underground Storage Tank (LUST) located 769± feet to the west of the project site at 4740 Main Street; however, groundwater is not known to be contaminated within the project site area. The project was referred to RWQCB; however, no response has been received to date. A condition of approval will be added to the project requiring the applicant contact and coordinate with RWQCB to determine if any permits or Water Board requirements be obtained/met prior to issuance of a building permit.

By virtue of the proposed paving for the roadway, building pads, driveways, and sidewalk improvements, the current absorption patterns of water upon this property will be altered, and as such, a Grading and Drainage Plan shall be approved prior to issuance of any building permit as required by Public Works. Stormwater is proposed to be managed for the development through a 13,098 square-foot expansion (Lot A) of an existing stormwater basin located on APN 024-055-043, which currently serves an existing residential development to the south. A referral response was received from the County's Public Works Department requiring annexation of the project to the existing Community Service Area (CSA) #21 - Riopel and the Denair Highway Lighting and Landscaping District to ensure future maintenance and eventual replacement of the storm drainage system and facilities, block wall, and any landscaped areas. Development standards have been added to the project addressing Public Works' requirements. Public Works' request will be added to the project as Development Standards. Prior to the recording of the final map, a complete set of improvement plans that are consistent with the Stanislaus County Standards and Specifications and the tentative map shall be submitted and approved by Stanislaus County Public Works; additionally, a current soils report for the area to be subdivided and grading, drainage, and erosion/sediment control plan shall be submitted prior to acceptance of the improvement plans. Public Works' requirements will be placed on the project as Development Standards.

Groundwater management in California is regulated under the 2014 California Sustainable Groundwater Management Act (SGMA), which requires the formation of local Groundwater Sustainability Agencies (GSAs) to oversee the development and implementation of Groundwater Sustainability Plans (GSPs). SGMA defines sustainable groundwater management as the prevention of "undesirable results," including significant and unreasonable chronic groundwater levels, reduction of groundwater storage, degraded water quality, land subsidence, and/or depletions of interconnected surface water. GSPs define minimum thresholds and measurable objectives for sustainable groundwater management, designate monitoring

networks to assess compliance with these management criteria and prescribe management actions and projects to achieve sustainability objectives within 20 years of their adoption.

Public and private water agencies and user groups within each of the four groundwater subbasins underlying the County work together as GSAs to implement SGMA. DER is a participating member in five GSAs. GSPs were adopted in January 2020 for the portions of the County underlain by the Eastern San Joaquin and Delta-Mendota Groundwater Subbasins and will be adopted for the Turlock and Modesto Subbasins by January 31, 2022. The subject project is located within the West Turlock Groundwater Subbasin and the jurisdiction of the Turlock GSA; the Denair CSD is subject to meeting any applicable requirements of the Turlock GSP.

Groundwater management in Stanislaus County is also regulated under the County Groundwater Ordinance, adopted in 2014. The Groundwater Ordinance is aligned with SGMA in its objective to prevent “undesirable results”. To this end, the Groundwater Ordinance requires that applications for new wells that are not exempt from the Ordinance are accompanied by substantial evidence that operation of the new well will not result in unsustainable groundwater extraction. Further, the owner of any well from which the County reasonably concludes groundwater may be unsustainably withdrawn, is required to provide substantial evidence of sustainable extraction. No new wells are anticipated to be installed as a result of this project. However, if a new well were required in the future by the CSD, the drilling of a new well would be regulated by DER and the Turlock GSP, which would include an environmental analysis consistent with CEQA.

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 the DER for review. The DER evaluates these projects for compliance with the County Groundwater Ordinance and refers projects to the applicable GSAs for determination whether or not they are compliance with an approved GSP.

No new septic systems are proposed under this request.

The project was referred to the Turlock Irrigation District (TID) which responded with a comment letter indicating an irrigation pipeline belonging to Improvement District (ID) 573A, runs from north to south along the east side of the subject project, and a valve box on the pipeline near the northeast corner of proposed Lot 15 that delivers water in a ditch that continues east. TID responded that the pipeline south of this valve/ditch can be removed; however, the remaining irrigation facilities at the northeast corner of Lot 15 shall be replaced by the developer to current District standards and an irrigation easement dedicated. The applicant has amended their tentative map to show the proposed TID easement. A development standard will be placed on the project that all easements be shown on the final map prior to recording. Plans detailing the existing irrigation facilities relative to the proposed site improvements will be required to be submitted to the District in order to determine specific impacts and requirements. The applicant will also be required to apply for abandonment of the parcel from the TID improvement district, and provide irrigation improvement plans and enter into an Irrigation Improvements Agreement for the required irrigation facility modifications. Additionally, TID will require grading specifications to prevent irrigated water from flowing over the developed project site. TID’s comments will be placed on the project as development standards.

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:** Letter received from Denair Community Services District, dated February 10, 2022; Referral response from the Stanislaus County Department of Environmental Resources, dated April 20, 2022; Referral response received from Stanislaus County Department of Environmental Resources Hazardous Materials Division, dated April 18, 2022; Referral response received from Stanislaus County Department of Public Works, dated May 2, 2022, as revised on July 14, 2022, and further revised on July 15, 2022; Referral response from Turlock Irrigation District, dated April 19, 2022; Stanislaus County General Plan and Support Documentation<sup>1</sup>.

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

<b>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>	
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**Discussion:** The project site has a zoning designation of Rural Residential (R-A), which allows for a minimum parcel size of 8,000 square feet when serviced by public water and sewer. Existing land use designations for the project site include a General Plan designation of Low-Density Residential (LDR) and a Denair Community Plan Designation of LDR, which allows for zero to eight units per net acre. The project as proposed could develop 33 new dwellings units, with each new lot able to be developed with a single-family dwelling, an accessory dwelling unit, and a junior accessory unit; however, maximum density restrictions are not considered when developing accessory dwelling units in accordance with Senate Bill (SB) 13. The project proposes to create 17 lots of at least 8,000 square feet each on 4.82± acres, near the eastern border of the community of Denair, which equates to a density of 3.5± units per acre. The proposed Planned Development zoning district will include all uses and development standards permitted in the R-A zoning district with the exception of lot coverage. The applicant has proposed the resulting parcels to be permitted to develop building space of up to 50% of the total lot size, an increase of 10% from the current R-A zoning district. The applicant has requested this to achieve a greater flexibility in siting the housing product offered. The proposed lots will be served by the Denair Community Service District (CSD) for public water and sewer services. The proposed lot configuration is consistent with the General Plan, Community Plan, zoning designations of LDR and R-A zoning district, and the Subdivision Map Act.

As required by the Stanislaus County General Plan's Land Use Element Sphere of Influence (SOI) Policy No. 27, projects within the sphere of influence of a sanitary sewer district, domestic water district, or community services district, shall be forwarded to the district board for comment regarding the ability of the district to provide services. As previously mentioned, the project site is located within the Denair CSD. The applicant has provided a will serve letter issued by the CSD, stating their ability to serve the proposed lots with sewer and water services. Development standards will be added to the project to reflect the CSD's conditions for services including any requirement to pay a fair share fee for future facilities for District services. The project was referred to the CSD and no additional responses have been received.

The SOI Policy also requires that projects located within a SOI of a city of special district and within the boundaries of a Municipal Advisory Council (MAC) shall be referred to the MAC and the decision-making body give consideration to any comments received from the MAC. The proposed project is located within the Denair MAC boundaries and, accordingly, has been referred to the Denair MAC. In response to the Early Consultation circulated from April 5, 2022 to April 20, 2022, a Denair MAC member provided a comment on the project requesting Lots 6-8 be developed with a higher density number of dwelling units. The applicant provided example elevations and floor plans for single-family dwellings with attached accessory dwelling units for Lots 6-8 in response to the MAC member's comment. The Denair MAC will hear the project proposal and make a recommendation regarding the project at their regularly scheduled monthly meeting on August 9, 2022.

Appendix A of the Agricultural Element states: "All projects shall incorporate a minimum 150-foot-wide buffer setback. Projects which propose people intensive activities shall incorporate a minimum 300-foot-wide buffer setback. The purpose of these guidelines is to protect the long-term health of agriculture by minimizing conflicts such as spray drift and trespassing resulting from the interaction of agricultural and non-agricultural uses. Alternatives may be approved, provided the Planning Commission finds that the alternative provides equal or greater protection than the existing buffer standards. A residential subdivision would be considered a people intensive use. The ranchette parcel to the east is not in agricultural production, and is designated as Low-Density Residential in the Denair Community Plan and improved with a single-family dwelling and accessory structures. Additionally, ranchettes are considered to be residential in nature as categorized under Goal Two of the Agriculture Element of the General Plan. The nearest parcels in agricultural production are a 4.9± acre ranchette currently used for pasture land located .13± miles to the east of the project site and a 326.36± acre parcel located .25± miles to the east used for row crops and a chicken farm and currently enrolled under a Williamson Act contract. The 4.9± acre ranchette is included within the Denair Community Plan as Estate Residential. The 326.36± acre parcel currently enrolled in the Williamson Act is not located within the Denair Community Plan and is separated from the site by two parcels and the TID Main Canal. Residential development is limited to the current boundaries of the Denair Community Plan; therefore, if approved, the proposed project will not convert farmland to non-agriculture uses; nor will it conflict with existing zoning or a Williamson Act Contract. Additionally, permits for spraying pesticides have not been issued within 600-feet of the project site. The applicant has proposed a no buffer alternative to the agriculture buffer requirement. The County's Agricultural Commissioner was referred the project; however, no response was received.

The General Plan and the Denair Community Plan requires at least three net acres of developed neighborhood parks, or the maximum number allowed by law, to be provided for every 1,000 residents. Consequently, the Stanislaus County Department of Parks and Recreation has calculated in-lieu fees per single-family dwelling unit to be paid by the developer to accommodate increased recreation needs occurring as a result of the residential development. Based on the number of lots being created, conditions of approval will be added to the project to require in-lieu park fees. These fees will be required at the issuance of a building permit for each dwelling unit at a rate of \$2,050.00 per single-family dwelling unit.

The proposed project will not conflict with any applicable habitat conservation plan or natural community conservation plan.

**Mitigation:** None.

**References:** Application information; Letter from Denair Community Services District, dated February 10, 2022; Referral response received from Stanislaus County Department of Environmental Resources, dated April 20, 2021; Referral response received from Stanislaus County Department of Public Works, dated May 2, 2022, as revised on July 14, 2022, further revised on July 15, 2022; County Zoning Ordinance; and the Stanislaus County General Plan and Support Documentation<sup>1</sup>.

<b>XII. MINERAL 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) 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?</b>			X	
<b>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?</b>			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; and the Stanislaus County General Plan and Support Documentation<sup>1</sup>.

<b>XIII. NOISE -- Would the project result in:</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) 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?</b>			X	
<b>b) Generation of excessive groundborne vibration or groundborne noise levels?</b>			X	
<b>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?</b>			X	

**Discussion:** The Stanislaus County General Plan identifies noise levels up to 55 dB Ldn (or CNEL) as the normally acceptable level of noise for Residential uses during daytime hours from 7 A.M. to 10 P.M. and 45 dB Ldn during nighttime

hours between 10 P.M. and 7 A.M. The most sensitive noise receptors adjacent to the project site are the single-family dwellings abutting the project site to the north and south. The proposed project is required to comply with the noise standards included in the General Plan and Noise Control Ordinance. On-site grading and construction resulting from this project 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 itself is impacted by the noise generated from Story Road to the west and Romie Way to the north and south.

Conditions of approval will be placed on the project to ensure compliance with the General Plan's Noise Element and Chapter 10.46 of the County Code – Noise Control.

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, 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>
<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)?</b>			<b>X</b>	
<b>b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?</b>			<b>X</b>	

**Discussion:** The vacant sites inventory for the 2016 Stanislaus County Housing Element, which covers the 5th cycle Regional Housing Needs Allocation (RHNA) for the County, identified Denair as having a realistic capacity for producing an additional 35 housing units, made up of 17 above moderate units and 18 moderate and below moderate units. Although the project site is not included in the vacant sites inventory, the project would produce 17 new single-family above moderate units which will assist the County in producing a portion of the above moderate units identified as being needed within Stanislaus County. The project site has been improved with a single-family dwelling since 1950. The existing dwelling will remain on Lot B of the proposed subdivision map.

The proposed project will not create significant service extensions or new infrastructure which could be considered as growth inducing, as services are available to neighboring properties. Additionally, in accordance with the implementation measures listed under Goal Two, Policy Two of the Denair Community Plan, the sizing of sewer and water lines should be reduced as they approach the northerly, westerly and easterly periphery of the Denair Community Plan area to limit growth influences beyond the Plan area. The maximum number of residential units the proposed project could develop is 33 units, with each new lot capable of being developed with one single-family dwelling and one accessory dwelling unit (ADU) each, and proposed Lot B will be able to be developed with an ADU in addition to the existing single-family dwelling; as mentioned in Section XI -Land Use and Planning, maximum density restrictions are not considered when developing accessory dwelling units in accordance with Senate Bill (SB) 13. The extension of Denair CSD water and sewer services will not induce any further growth as the development is an infill project. The site is located adjacent to urban development to the west, north and south, and an agriculturally zoned parcel to the east; however, the parcel to the east is currently designated Urban Transition under the Stanislaus County Land Use Element.

**Mitigation:** None.

**References:** Application information; Stanislaus County Zoning Ordinance (Title 21); and the Stanislaus County General Plan, Chapter VI – Housing Element 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>
<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:</b>			<b>X</b>	
<b>Fire protection?</b>			<b>X</b>	
<b>Police protection?</b>			<b>X</b>	
<b>Schools?</b>			<b>X</b>	
<b>Parks?</b>			<b>X</b>	
<b>Other public facilities?</b>			<b>X</b>	

**Discussion:** The project site is served by Denair Rural Fire District, the Denair Unified and Turlock Unified School District, Stanislaus County Sheriff Department for police protections, the Denair Community Services District for public water and sewer, Stanislaus County Parks and Recreation Department for parks facilities, and the Turlock Irrigation District (TID) for power. County adopted Public Facilities Fees, as well as fire and school fees are required to be paid based on the development type prior to issuance of a building permit. Payment of the applicable district fees will be required prior to issuance of a building permit. All new dwellings will be required to pay the applicable Public Facility Fees through the building permit process. The Sheriff's Department also uses a standardized fee for new dwellings that will be incorporated into the Development Standards. As discussed in Section XI – Land Use and Planning, the General Plan and the Denair Community Plan requires at least three net acres of developed neighborhood parks, or the maximum number allowed by law, to be provided for every 1,000 residents. The Stanislaus County Department of Parks and Recreation has calculated an in-lieu fee of \$2,050 per single-family dwelling unit which will be paid by the developer to accommodate increased recreation needs occurring as a result of the residential development.

A referral response was received from the County's Public Works Department requiring annexation of the project to the existing Community Service Area (CSA) #21 - Riopel and the Denair Highway Lighting and Landscaping District to ensure future maintenance and eventual replacement of the storm drainage system and facilities, block wall, and any landscaped areas and requirements regarding connection to the Denair CSD prior to the final map being recorded. Curb, gutter and sidewalk along Story Road, Romie Way and the proposed Harris Court will be County-maintained through the Stanislaus County Public Works Department. Development standards have been added to the project addressing Public Works' requirements.

The Turlock Irrigation District provided a referral response to the project indicating that electric service can be provided to the proposed lots. TID requested the developer consult with District Electrical Engineering to make an application for service and to begin design work. TID also requested public utility easements to be dedicated along all street frontages. Development standards reflecting TID's requests will be placed on the project.

The Denair Community Services District (CSD) provided a letter indicating the capacity of the CSD to serve water and sewer to the project site. The letter indicated that the CSD will require the owner/developer to enter into an Agreement with the Denair CSD to construct and pay for necessary infrastructure to enable the District to provide water and sewer services to the project. The Agreement will require the infrastructure be constructed to District specifications, and that security be given to the District to guarantee performance and payment for the infrastructure, and that all current connection fees be paid in full. Additionally, the applicant may be required to pay a fair share fee for future facilities for District services. Once all fees are paid in full, a formal Will-Serve letter will be given to the property owner/developer by the CSD to submit to the Stanislaus County Building Permits Division prior to issuance of a building permit. The District's requirements will be added as development standards to the project.

**Mitigation:** None.

**References:** Application information; Referral response received from Stanislaus County Department of Public Works, dated May 2, 2022, as revised on July 14, 2022, further revised on July 15, 2022; Referral response received from Turlock Irrigation District, dated April 19, 2022; Letter from Denair Community Services District, dated February 10, 2022; and the Stanislaus County General Plan and Support Documentation<sup>1</sup>.

<b>XVI. RECREATION --</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 increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			X	

**Discussion:** The General Plan and the Denair Community Plan requires at least three net acres of developed neighborhood parks, or the maximum number allowed by law, to be provided for every 1,000 residents. Based on the number of lots being created, development standards will be added to the project to require in-lieu park fees. These fees will be required at the issuance of a building permit for each dwelling unit at a rate of \$2,050.00 per single-family dwelling unit.

**Mitigation:** None.

**References:** Application information; 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>
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?			X	
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?			X	
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
d) Result in inadequate emergency access?			X	

**Discussion:** The project proposes to rezone a 4.82± acre parcel from Rural Residential (R-A) to Planned Development (P-D) to increase the maximum building site coverage from 40 to 50 percent, and create 17 single-family residential lots ranging in size from 8,000 to 10,594 square feet, and a 13,098 square-foot stormwater basin. As part of this project, Romie Way will be extended through the site which will connect to a cul-de-sac (proposed to serve lots 1-5, 9-16, and Lot A) that will include a stub-out to serve future development east of the project site. The remaining lots (lots 6-8 and proposed Lot B) will have access and road frontage onto Story Road.

As required by CEQA Guidelines Section 15064.3, potential impacts to transportation should be evaluated using Vehicle Miles Traveled (VMT). Stanislaus County has currently not adopted any significance thresholds for VMT, and projects are treated on a case-by case basis for evaluation under CEQA. However, the State of California - Office of Planning and Research (OPR) has issued guidelines regarding VMT significance under CEQA. The CEQA Guidelines identify vehicle miles traveled (VMT), which is the amount and distance of automobile travel attributable to a project, as the most appropriate measure of transportation impacts. According to the same technical advisory from OPR, projects that generate or attract

fewer than 110 trips per-day generally or achieves a 15% reduction of VMT may be assumed to cause a less-than significant transportation impact. The project proposes 17 residential lots, one of which is already developed with a single-family dwelling, and has the potential to develop a maximum of 33 new dwelling units, with each new lot able to be developed with up to two separate dwelling units each, consisting of one single-family dwelling, and one accessory dwelling unit (ADU), and the existing lot able to be developed with an ADU. One junior accessory dwelling unit (JADU) per lot is also permitted under the Rural Residential (R-A) zoning district; however, the JADU would not count as a separate dwelling unit as the JADU consists of converted living space within the primary home. According to the Federal Highway Administration the average daily vehicle trips per household is 5.11, which would equal approximately 169 additional trips per-day as a result of project approval ( $33 \text{ new units} \times 5.11 = 168.63$ ). The VMT increase associated with the proposed project is significant as the number of vehicle trips will exceed 110 per-day. Although the project does not meet OPR's technical guideline, which identifies either 110 vehicle trips or a 15% reduction in VMT, the project is considered an infill residential project, as the project site was already identified in the Denair Community Plan for residential uses, which was accounted for under previous environmental analysis. Additionally, projects within one-half mile of either an existing major transit stop or a stop along an existing high-quality transit corridor should be presumed to cause a less-than-significant transportation impact. A major transit stop is defined as a site containing an existing rail transit station. The Turlock-Denair Amtrak station is located .32± miles to west of the project site. Accordingly, VMT impacts are considered to be less than significant.

Level of service (LOS) is a standard measure of traffic service along a roadway or at an intersection for vehicles. It ranges from A to F, with LOS A being best and LOS F being worst. As a matter of policy, Stanislaus County strives to maintain LOS D or better for motorized vehicles on all roadway segments and a LOS of C or better for motorized vehicles at all roadway intersections. When measuring levels of service, Stanislaus County uses the criteria established in the Highway Capacity Manual published and updated by the Transportation Research Board. Story Road along the west of the project site is classified as a 60-foot-wide local road and Romie Way, which is proposed to be continued through the project site under this proposal, is a 50-foot-wide local road. The LOS threshold for a Local Road to operate at a LOS C is 1,700 vehicles per-lane, per-day, respectively.

Frontage improvements proposed for the development include curb, gutter, and sidewalk for the entire subdivision. As part of this project, Romie Way will be extended through the site which will connect to a cul-de-sac (proposed to serve lots 1-5, 9-16, and Lot A) that will include a stub-out to serve future development east of the project site. A barricade per Public Works' Standards and Specifications is proposed along the street stub to the east to prevent trespass onto the adjacent agriculturally zoned parcel.

A referral response was received from the County's Public Works Department, which included requirements for site development standards that would account for the County's Standards and Specifications for subdivisions. Development standards were also included for: right of way dedication for Story Road, the continuation of Romie Way, and the proposed Harris Court; requirements for final map recordation; requirements for submission of improvement plans; grading and drainage plan requirements, including removal or relocation of existing irrigation facilities; inclusion of a 10' Public Utilities Easement along the frontage of each parcel; annexation of the project to the existing Community Service District and Lighting and Landscaping District for funding of improvement maintenance; and requirements regarding connection to the Denair CSD prior to the final map being recorded. These requirements will be added to the project as development standards.

All development onsite will be required to pay applicable County PFF fees, which will be 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; Referral response received from Stanislaus County Department of Public Works, dated May 2, 2022, as revised on July 14, 2022, further revised on July 15, 2022; Federal Highway Administration, Summary of Travel Trends: 2017 National Household Travel Survey; Governor's Office of Planning and Research Technical Advisory, December 2018; Stanislaus County Zoning Ordinance (Title 21); and the 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>
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California native American tribe, and that is:			X	
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or			X	
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set for the in subdivision (c) of Public Resource Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.			X	

**Discussion:** It does not appear this project will result in significant impacts to any tribal cultural resource. The site is currently developed with a single-family dwelling and attached garage on proposed Lot B; the rest of the project site is vacant. However, the surrounding area has been developed with single-family dwellings and urban uses. As discussed in Section V – Cultural Resources of this report, the records search indicated there may be unidentified features involved in the project area that are 45 years or older and considered as historical resources requiring further study. The CCIC recommend further review for the possibility of identifying prehistoric or historic-era archaeological resources if ground disturbance is considered a part of the current project. The CCIC recommendations as mentioned in the “Cultural Resources” section of this report will be applied to the project.

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.

It does not appear that this project will result in significant impacts to any tribal cultural resources.

**Mitigation:** None.

**References:** Application information; Central California Information Center Report for the project site, dated February 10, 2022; 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>
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			X	

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			X	
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			X	
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X	

**Discussion:** Limitations on providing services have not been identified. The proposed project will rezone a 4.82± acre parcel from Rural Residential (R-A) to Planned Development (P-D) to increase the maximum building site coverage from 40 to 50 percent, and create 17 single-family residential lots ranging in size from 8,000 to 10,594 square feet, and a 13,098 square-foot stormwater basin. If approved, each residential lot could be developed with one single-family dwelling, an accessory dwelling unit, and a junior accessory dwelling unit. As part of this project, Romie Way will be extended through the site which will connect to a cul-de-sac (proposed to serve lots 1-5, 9-16, and Lot A) that will include a stub-out to serve future development east of the project site. The remaining lots (lots 6-8 and proposed Lot B) will have access and road frontage onto Story Road. The applicant proposes to install curb, gutter, sidewalk and street lighting pursuant to Stanislaus County standards along the frontage of each proposed lot. Two existing trees will remain on Lot 6 and Lot B of the tentative map. The applicant proposes to plant one tree along the frontage of Lots 1-12 and Lots 14-15; three trees along the frontage of corner Lots 1, 13 and 16; and five trees along the road frontage of Lot A, the storm water basin, for an overall total of 29 trees as part of this request. Stormwater is proposed to be managed for the development through a 13,098 square-foot expansion (Lot A) of an existing stormwater basin located on APN 024-055-043, which currently serves an existing residential development to the south. A referral response was received from the County's Public Works Department requiring annexation of the project to the existing Community Service Area (CSA) #21 - Riopel and the Denair Highway Lighting and Landscaping District to ensure future maintenance and eventual replacement of the storm drainage system and facilities, block wall, and any landscaped areas. Curb, gutter and sidewalk along Story Road, Romie Way and the proposed Harris Court will be County-maintained through the Stanislaus County Public Works Department. Public Works also provided requirements regarding connection to the Denair CSD prior to the final map being recorded. All of Public Works' requirements will be added to the project as development standards.

The Turlock Irrigation District provided a referral response to the project indicating that electric service can be provided to the proposed lots. TID requested the developer consult with District Electrical Engineering to make an application for service and to begin design work. TID also requested public utility easements to be dedicated along all street frontages. TID comments will be added to the Development Standards for the project.

The Denair Community Services District (CSD) provided a letter indicating the capacity of the CSD to serve water and sewer to the project site. The letter indicated that the CSD will require the owner/developer to enter into an Agreement with the Denair CSD to construct and pay for necessary infrastructure to enable the District to provide water and sewer services to the project. The Agreement will require the infrastructure be constructed to District specifications, and that security be given to the District to guarantee performance and payment for the infrastructure, and that all current connection fees be paid in full. Additionally, the applicant may be required to pay a fair share fee for future facilities for District services. Once all fees are paid in full, a formal Will-Serve letter will be given to the property owner/developer by the CSD to submit to the Stanislaus County Building Permits Division prior to issuance of a building permit. The District's requirements will be added as development standards to the project.

A referral response was received from the Department of Environmental Resources which will require the project site to obtain a formal Will-Serve letter (as discussed in the paragraph above) for water and sewer services to serve the development, issued from the Denair Community Services District, and that the applicant receive the appropriate permits for demolition of the existing septic facilities on-site. These requirements will be reflected in the development standards for

this project. The Department of Public Works will review and approve grading and drainage plans prior to construction. Development standards will be added to the project to reflect these requirements.

**Mitigation:** None.

**References:** Application information; Referral response from Turlock Irrigation District, dated April 19, 2022; Letter from Denair Community Services District, dated February 10, 2022; Referral response from Stanislaus County Department of Environmental Resources, dated April 20, 2022; Referral response from Stanislaus County Department of Public Works, dated May 2, 2022, as revised on July 14, 2022, further revised on July 15, 2022; and the 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 from the Department of Emergency Services, identifies risks posed by disasters and identifies ways to minimize damage from those disasters. With the Wildfire Hazard Mitigation Activities of this plan in place, impacts to an adopted emergency response plan or emergency evacuation plan are anticipated to be less-than significant. The terrain of the site is relatively flat, and the site has access to a County-maintained road. The site is located in a Local Responsibility Area (LRA) for fire protection and is served by the Denair Fire Protection District. The project was referred to the District, but no comments have been received to date. All improvements will be reviewed by the Stanislaus County Fire Prevention Bureau and will be required to meet all State and Local fire code requirements.

Wildfire risk and risks associated with postfire land changes are considered to be less-than significant.

**Mitigation:** None.

**References:** Application information; 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:** Review of this project has not indicated any features which might significantly impact the environmental quality of the site and/or the surrounding area. The project is adjacent to single-family lots to the north and south, the Denair Community Services District facility to the west and a ranchette parcel to the east of the project site. The closest agricultural zoned property is the ranchette parcel located to the east of the project site; however, the adjacent agriculturally zoned parcel is not actively farmed and is designated as Urban Transition under the Land Use Element and Low-Density Residential under the Denair Community Plan. The nearest parcels in agricultural production include a 4.9± acre parcel currently used for pasture land located .13± miles to the east of the project site, and a 326.36± acre parcel located .25± miles to the east used for row crops and a chicken farm and currently enrolled under a Williamson Act contract. Any development of the surrounding area would be subject to the permitted uses of the applicable zoning district the property is located within or would require additional land use entitlements and environmental review. Pesticide spray permits have not been issued within 600-feet of the project site. The applicant has proposed a no buffer alternative to the agriculture buffer requirement. The County's Agricultural Commissioner was referred the project and has not stated any issues with the proposed agricultural buffer.

The proposed project will rezone 4.82± acre parcel from Rural Residential (R-A) to Planned Development (P-D) to increase the maximum building site coverage from 40 to 50 percent, and create 17 single-family residential lots ranging in size from 8,000 to 10,594 square feet, and a 13,098 square-foot stormwater basin. The project site is designated Low-Density Residential (LDR) in the County's General Plan and Denair Community Plan, and is currently zoned Rural Residential (R-A), which permits residential uses. If approved, the proposed project will not convert farmland to non-agriculture uses as the project site and surrounding area permits is built-out with residential uses; nor will it conflict with existing zoning or a Williamson Act Contract.

No cumulative impacts are anticipated as a result of this project. The proposed project will not create significant service extensions or new infrastructure which could be considered as growth inducing, as services are available to neighboring properties. Additionally, in accordance with the implementation measures listed under Goal Two, Policy Two of the Denair Community Plan, the sizing of sewer and water lines should be reduced as they approach the northerly, westerly and easterly periphery of the Denair Community Plan area to limit growth influences beyond the Plan area.

**Mitigation:** None.






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

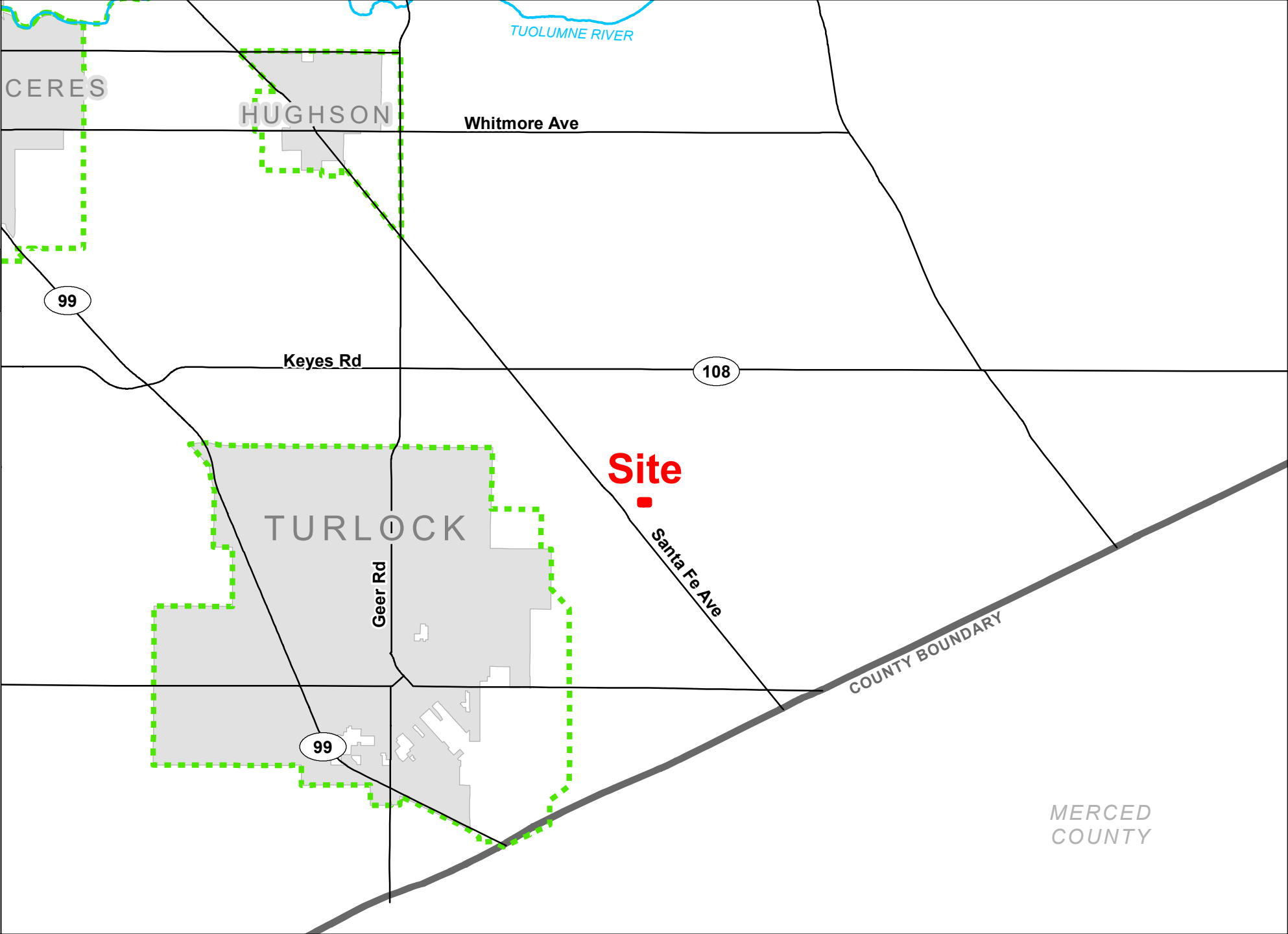
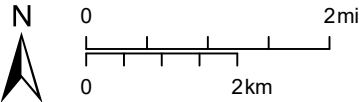
<sup>1</sup>Stanislaus County General Plan and Support Documentation adopted in August 23, 2016, as amended. **Housing Element** adopted on April 5, 2016.

ELMWOOD  
ESTATES  
  
TM REZ  
PLN2022-0026

AREA MAP

LEGEND

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







ELMWOOD  
ESTATES







TM REZ  
PLN2022-0026

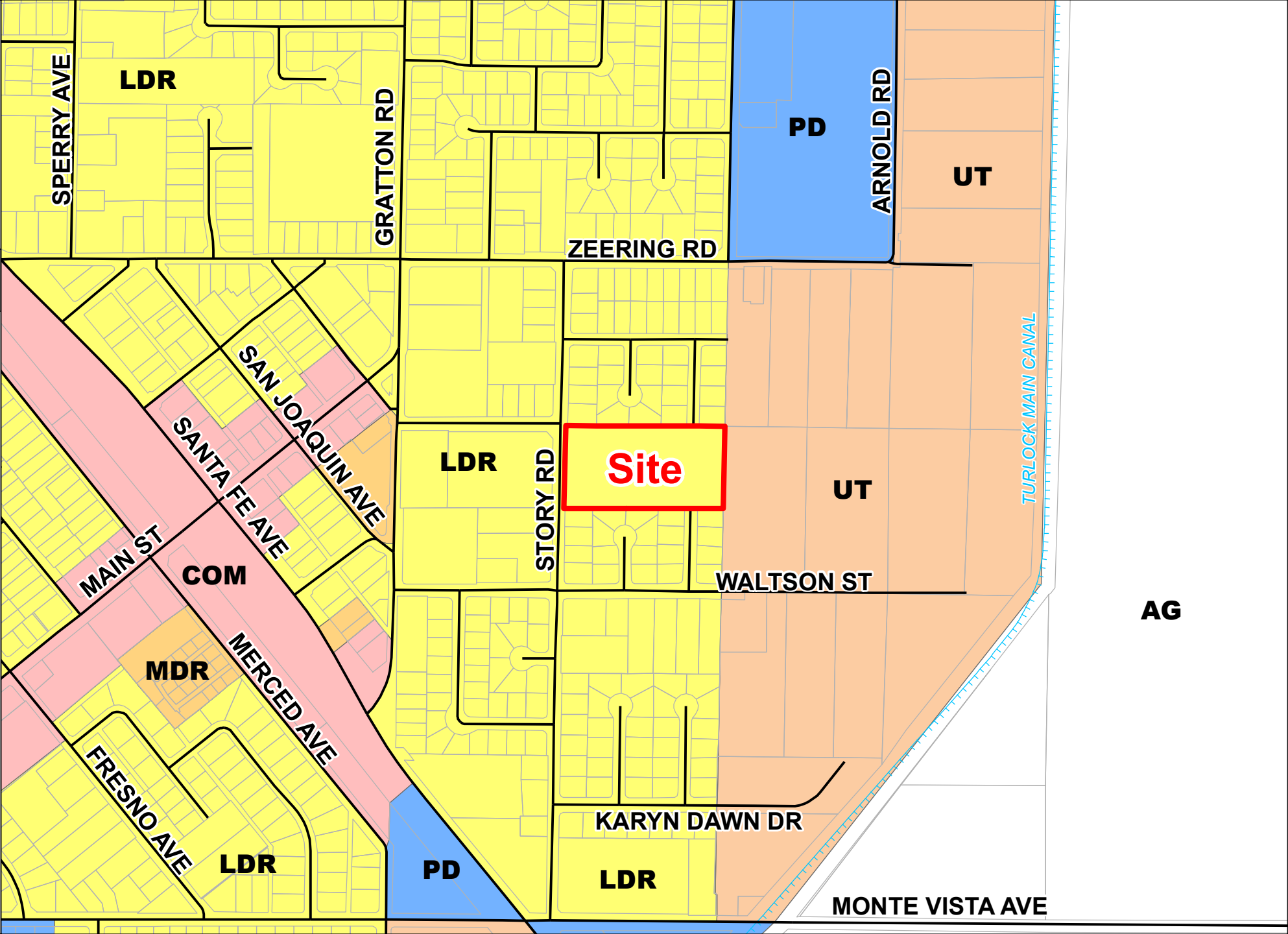
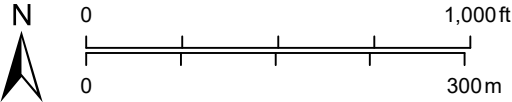
GENERAL PLAN MAP

LEGEND

-  Project Site
-  Parcel
-  Road
-  Canal

General Plan








-  Agriculture
-  Urban Transition
-  Planned Development
-  Medium Density Residential
-  Low Density Residential
-  Commercial

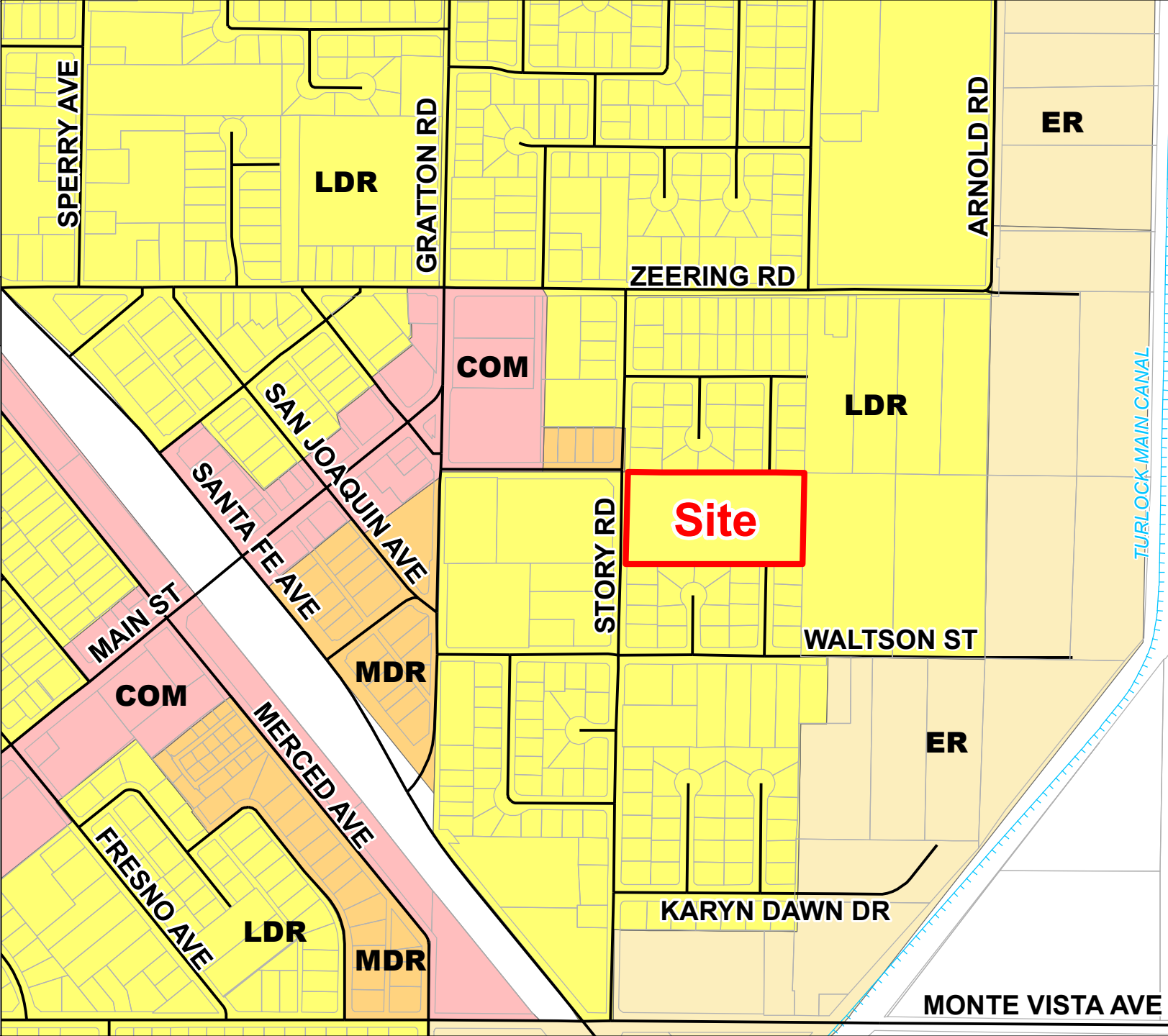
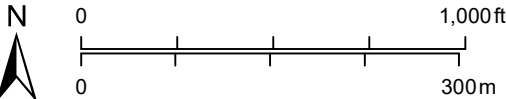


ELMWOOD  
ESTATES  
  
TM REZ  
PLN2022-0026

COMMUNITY PLAN MAP

LEGEND

-  Project Site
-  Parcel
-  Road
- Community Plan**
  -  Commercial
  -  Estate Residential
  -  Residential - Medium
  -  Residential - Low

















ELMWOOD  
ESTATES  
  
TM REZ  
PLN2022-0026

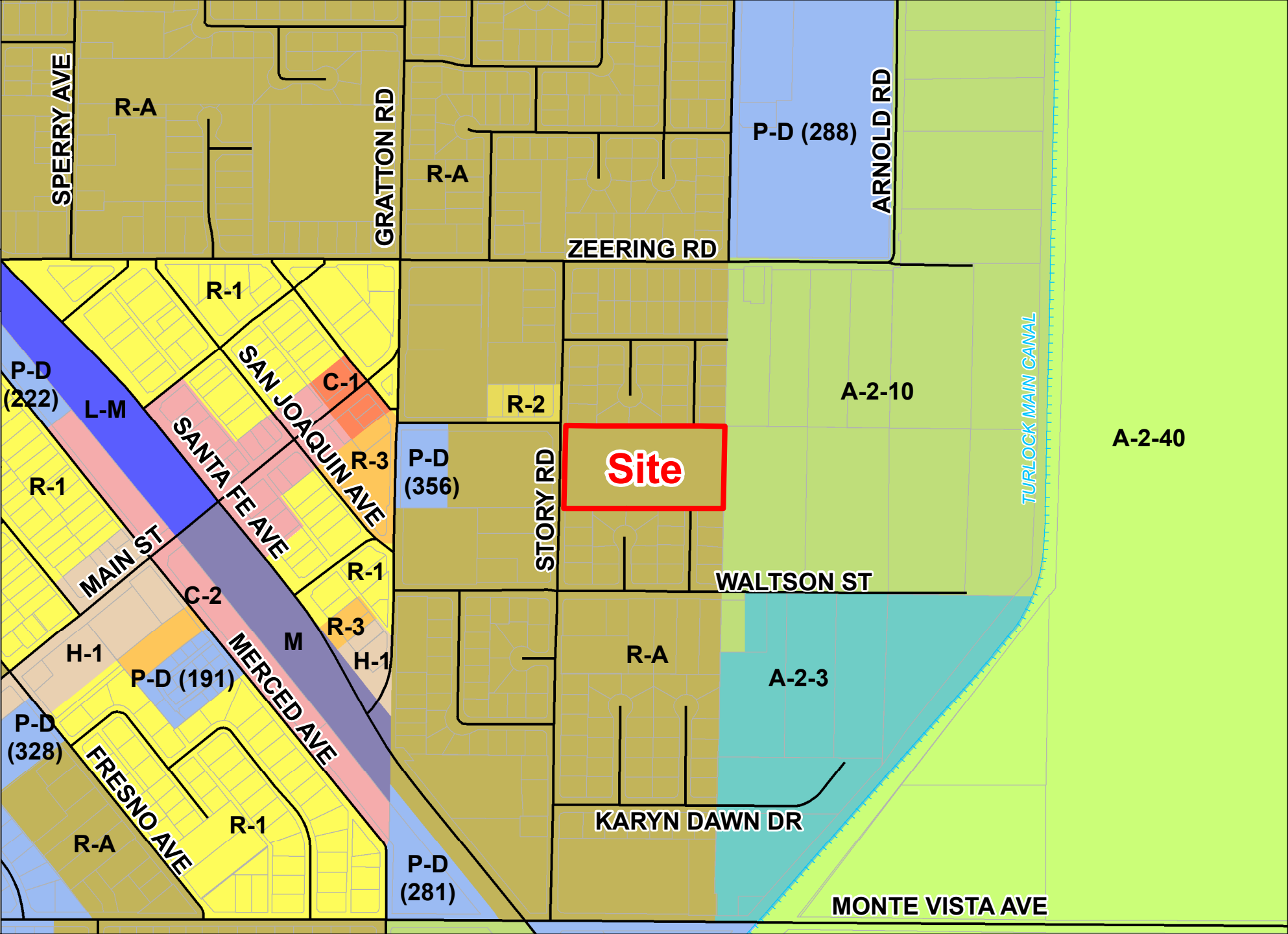
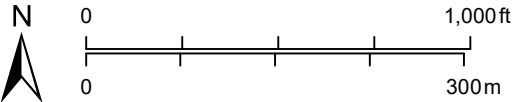
ZONING MAP

LEGEND

-  Project Site
-  Parcel
-  Road
-  Canal

Zoning Designation

-  General Agriculture 10 Acre
-  General Agriculture 40 Acre
-  General Agriculture 3 Acre
-  Rural Residential
-  Multiple Family
-  Single Family Residential
-  Planned Development
-  Medium Density Residential






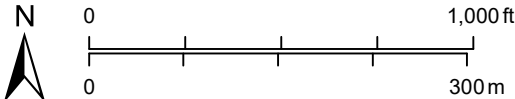


ELMWOOD  
ESTATES  
  
TM REZ  
PLN2022-0026

2021 AERIAL AREA MAP

LEGEND




-  Project Site
-  Road
-  Canal

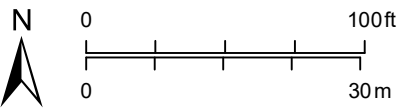




ELMWOOD  
ESTATES  
  
TM REZ  
PLN2022-0026

2021 AERIAL SITE MAP

- LEGEND
-  Project Site
  -  Road
  -  Canal

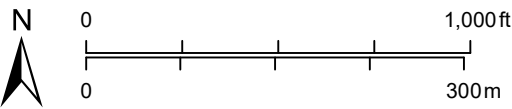




ELMWOOD  
ESTATES  
  
TM REZ  
PLN2022-0026

ACREAGE MAP

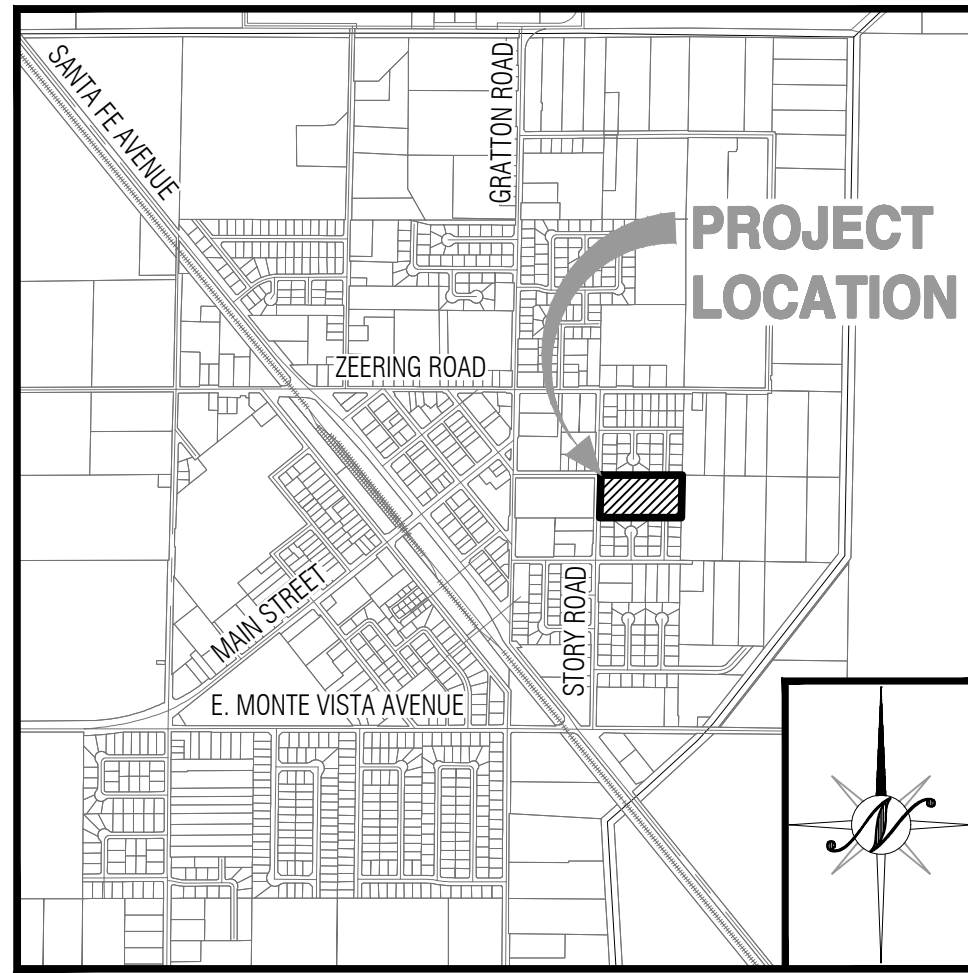
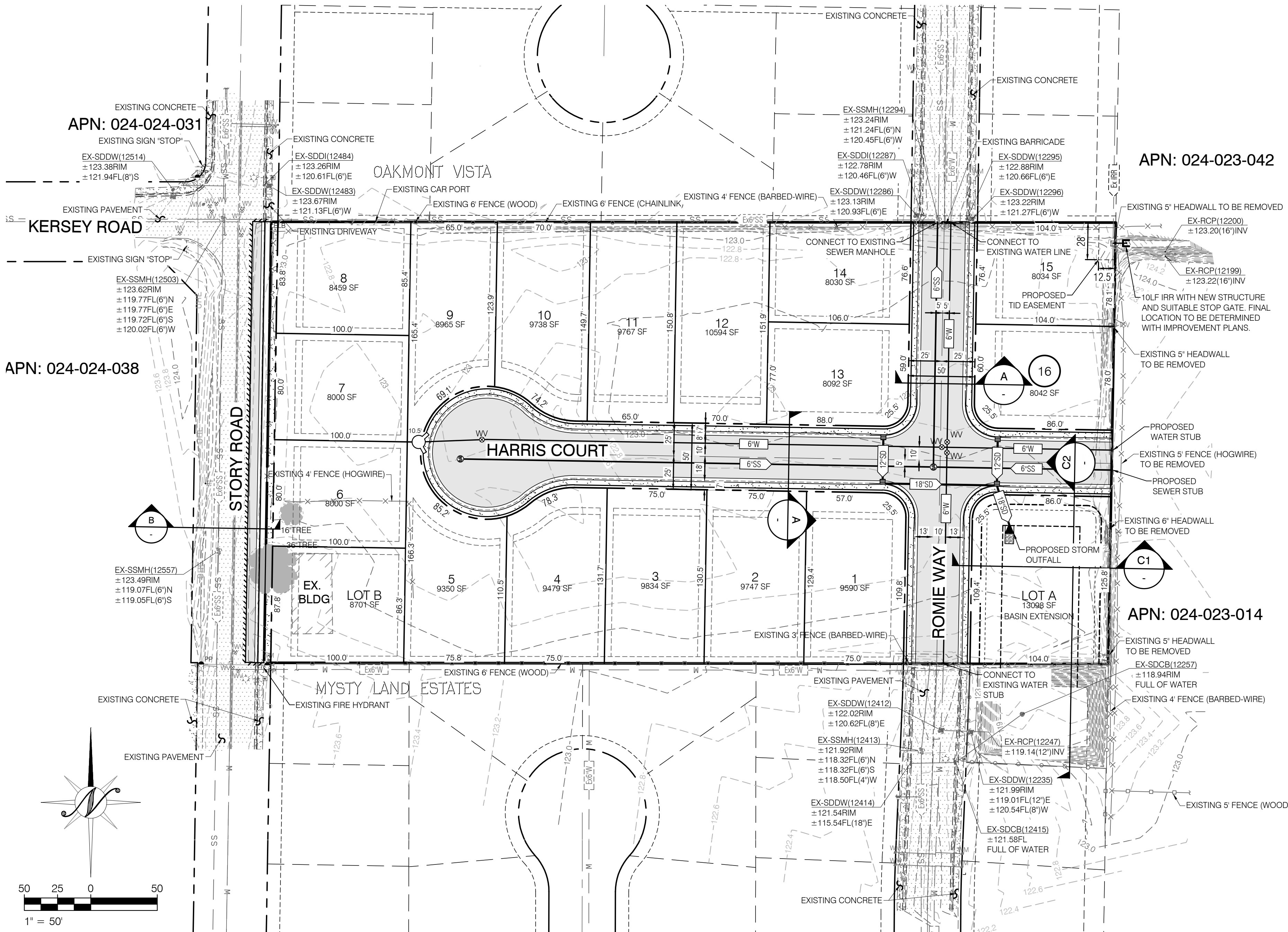
- LEGEND
-  Project Site
  -  Parcel/Acres
  -  Road
  -  Canal



TENTATIVE SUBDIVISION MAP  
ELMWOOD ESTATES SUBDIVISION  
STANISLAUS COUNTY, CALIFORNIA

LEGEND

	EXISTING	PROPOSED
BOUNDARY LINE	N/A	
CENTERLINE		
RIGHT-OF-WAY		
PARCEL LINE		
CURB, GUTTER, AND SIDEWALK		
EDGE OF PAVEMENT		
DIRT ROAD		N/A
OVER HEAD ELECTRICAL		N/A
GAS LINE		N/A
CONTOURS		N/A
WALL (SEE LABEL FOR TYPE)		
FENCE (CHAINLINK OR VINYL)		
FENCE (WIRE OR HOGWIRE)		
FENCE (WOOD OR WROUGHT IRON)		
BARRICADE		
TREE OR SHRUB/TO BE REMOVED		N/A
SIGN		
SERVICE POLE		N/A
BUILDING SETBACK	N/A	
STORM DRAIN (MAIN)		
STORM DRAIN MAINTENANCE HOLE		
CURB INLET		
STORM DRAIN OUTFALL	N/A	
WATER (MAIN)		
WATER VALVE		
FIRE HYDRANT		
SEWER MAINTENANCE HOLE		
SEWER (MAIN)		



PROJECT INFORMATION

A. REGULATORY AGENCY:	STANISLAUS COUNTY 1010 10TH STREET, SUITE 3400 MODESTO, CA 95354 T. (209) 525-6557 CONTACT: JEREMY BALLARD
B. APPLICANT:	MALET DEVELOPMENT 219 N. BROADWAY TURLOCK, CA. 95380 T. (209) 668-8721 CONTACT: TORRE REICH
C. ENGINEER:	NORTHSTAR ENGINEERING GROUP, INC 620 12TH STREET MODESTO CA, 95354 T. (209) 524-3525 CONTACT: PAMELA HURBAN
D. ASSESSOR'S PARCEL NUMBER:	024-055-060
E. EXISTING LAND USE:	SINGLE-FAMILY HOME AND OPEN FIELD FOR LIVESTOCK
F. PROPOSED LAND USE:	SINGLE FAMILY HOMES
G. EXISTING ZONING/GP:	LOW-DENSITY RESIDENTIAL (COUNTY GP) RESIDENTIAL-LOW (DENAIR CP) R-1A
H. PROPOSED ZONING/GP:	PLANNED DEVELOPMENT/ R-1
I. TOTAL PROJECT SIZE:	4.8± ACRES
J. NET ACREAGE:	4.7± ACRES
K. TOTAL NUMBER OF R-1 LOTS:	16
L. NET DENSITY:	3.4 DU/AC
M. TYPICAL LOT SIZE:	8,000 S.F. MINIMUM
N. MAXIMUM FOOTPRINT COVERAGE:	50%
O. PARKING:	MINIMUM TWO CAR GARAGE, AND TWO DRIVEWAY SPACES PER LOT
P. CONTOURS:	1.0-FOOT INTERVALS
Q. UTILITIES:	WATER SYSTEM - DENAIR COMMUNITY SERVICE DISTRICT SANITARY SEWER - DENAIR COMMUNITY SERVICE DISTRICT STORM DRAINAGE - STANISLAUS COUNTY GAS - PG&E ELECTRIC - TID TELEPHONE - AT&T SCHOOL DISTRICT - DENAIR UNIFIED SCHOOL DISTRICT

GENERAL NOTES

- ALL IMPROVEMENTS SHALL BE CONSTRUCTED AS PER THE STANISLAUS COUNTY STANDARD PLANS AND SPECIFICATIONS EXCEPT AS NOTED.
- STORM DRAINAGE TO BE CONVEYED TO A ONSITE STORM DRAIN RETENTION BASIN. ALL IMPROVEMENTS TO BE CONSTRUCTED TO THE STANISLAUS COUNTY STANDARDS.
- ALL STORM DRAINAGE IMPROVEMENTS AS PART OF FUTURE IMPROVEMENTS PLANS AND STUDIES SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN NATIONAL POLLUTION DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT 2013-0001-DWO AND THE MULTI-AGENCY POST-CONSTRUCTION STORMWATER STANDARDS MANUAL APPROVED OR ADOPTED PRIOR TO THE TIME OF THIS TENTATIVE MAP APPLICATION BEING DEEMED COMPLETE.
- SANITARY SEWER TO BE CONSTRUCTED TO THE DENAIR COMMUNITY SERVICE DISTRICT STANDARDS AND SPECIFICATIONS.
- WATER SYSTEM TO BE CONSTRUCTED TO THE DENAIR COMMUNITY SERVICE DISTRICT STANDARDS AND SPECIFICATIONS.
- STREET LIGHTING SHALL BE INSTALLED PER STANISLAUS COUNTY STANDARD SPECIFICATIONS.
- PUBLIC UTILITIES ARE TO BE INSTALLED UNDER GROUND IN EASEMENTS.
- THE SUBDIVIDER HEREBY RESERVES THE RIGHT TO FILE "MULTIPLE SUBDIVISION MAPS" AS SET FORTH BY THE SUBDIVISION MAP ACT, ARTICLE 4, SECTION 66456.1., AND FILE PARCEL MAPS FOR REASON OF SALE. ALL PARCEL LINES SHALL CONFORM TO THIS TENTATIVE MAP.
- PUBLIC UTILITY EASEMENTS WILL BE PROVIDED ALONG ALL STREET IN-TRACT FRONTAGES.
- ALL EXISTING STRUCTURES AND TREES ARE TO BE REMOVED UNLESS OTHERWISE NOTED. ALL EXISTING POWER POLES AND OVERHEAD POWERLINES TO BE REMOVED/ UNDERGROUND.
- ALL LOT SETBACK REQUIREMENTS AND LOT SIZES ARE TO BE IN ACCORDANCE WITH THE DENAIR COMMUNITY PLAN.

LEGAL DESCRIPTION

THE LAND DESCRIBED HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF STANISLAUS UNINCORPORATED AREA AND DESCRIBED AS FOLLOWS: LOT A OF BLOCK 12 OF SUBDIVISION OF THE LOTS 9 TO 16 OF THE ELMWOOD COLONY ACCORDING TO THE MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF STANISLAUS COUNTY, CALIFORNIA, ON JANUARY 14, 1907 IN VOLUME 2 OF MAPS AT PAGE 41.

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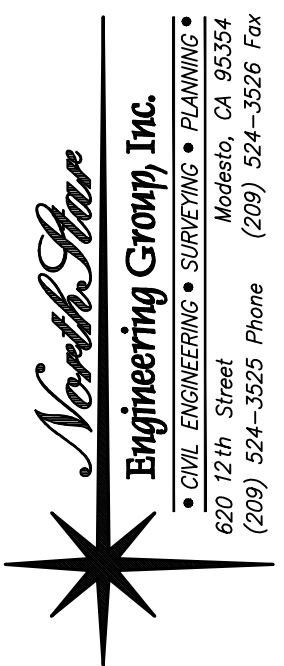


REVISIONS	DATE	APPROVED
NO.		
DESCRIPTIONS		

TENTATIVE SUBDIVISION MAP

STORY ROAD SUBDIVISION

STANISLAUS COUNTY, CALIFORNIA



JOB #:	21-2883
DATE:	06/02/2022
SCALE:	AS SHOWN
DRAWN:	EP
CHKD:	CV/PMH

SHEET NUMBER

TM1.1

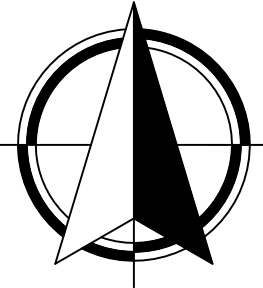
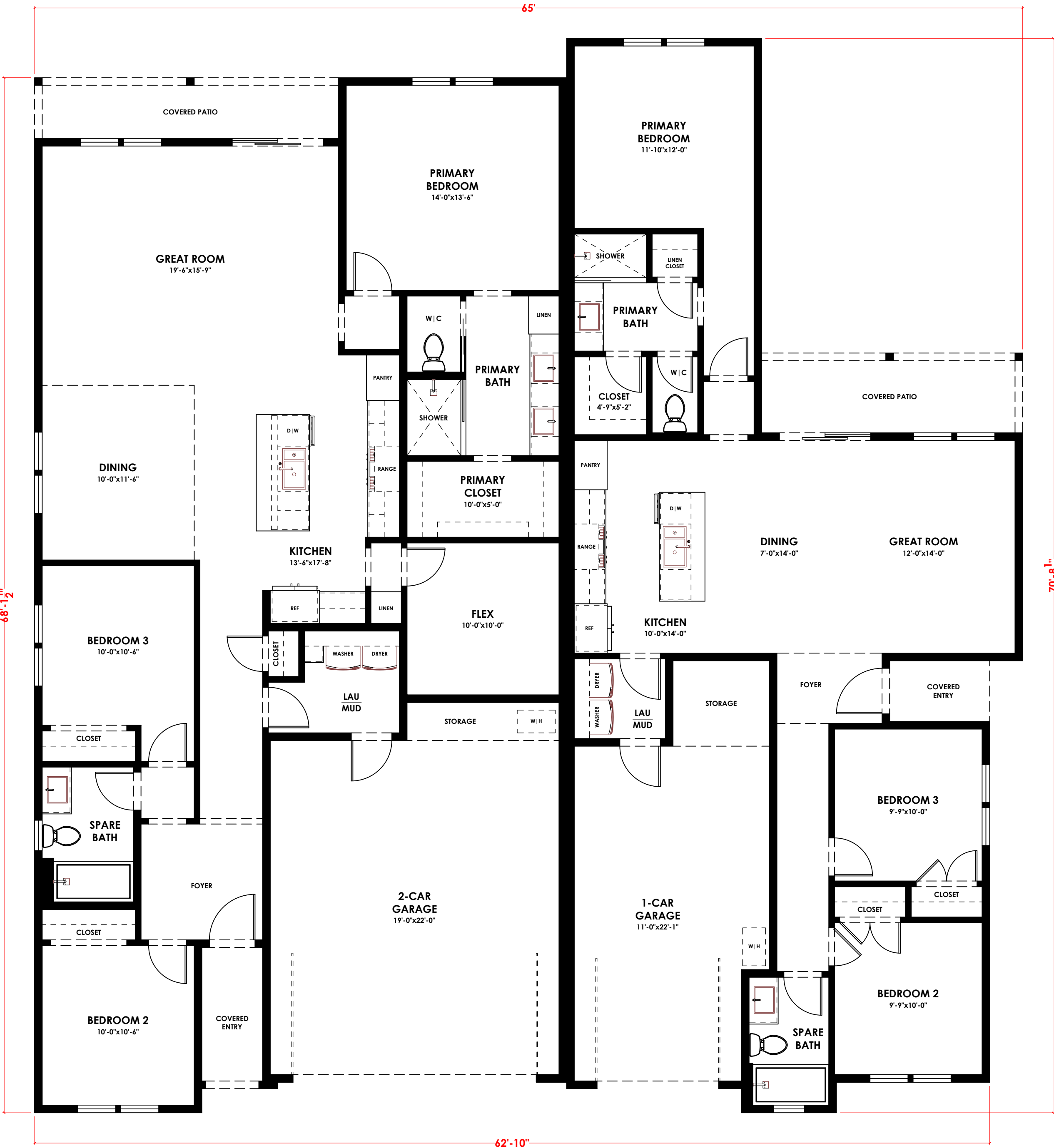


PLAN DETAILS:

- > PLAN 1750 (SINGLE STORY)
- LIVING: 1,750 SF
  - 3 BEDROOMS
  - 2 BATHROOMS
  - FLEX ROOM
  - 2 CAR GARAGE

PLAN DETAILS:

- > PLAN 1200 (SINGLE STORY)
- LIVING: 1,200 SF
  - 3 BEDROOMS
  - 2 BATHROOMS
  - 1 CAR GARAGE



PROPOSED DUPLEX

Scale: 3/16"= 1'-0"



ELEVATION A | OPTION: WHITE



ELEVATION B | OPTION: WHITE



ELEVATION A | OPTION: CHARCOAL



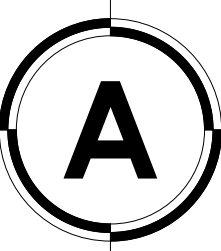
ELEVATION B | OPTION: CHARCOAL



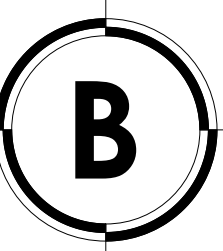
ELEVATION A | OPTION: GRAY



ELEVATION B | OPTION: GRAY



ELEVATION "A"



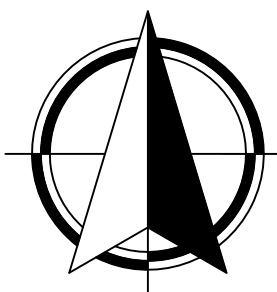
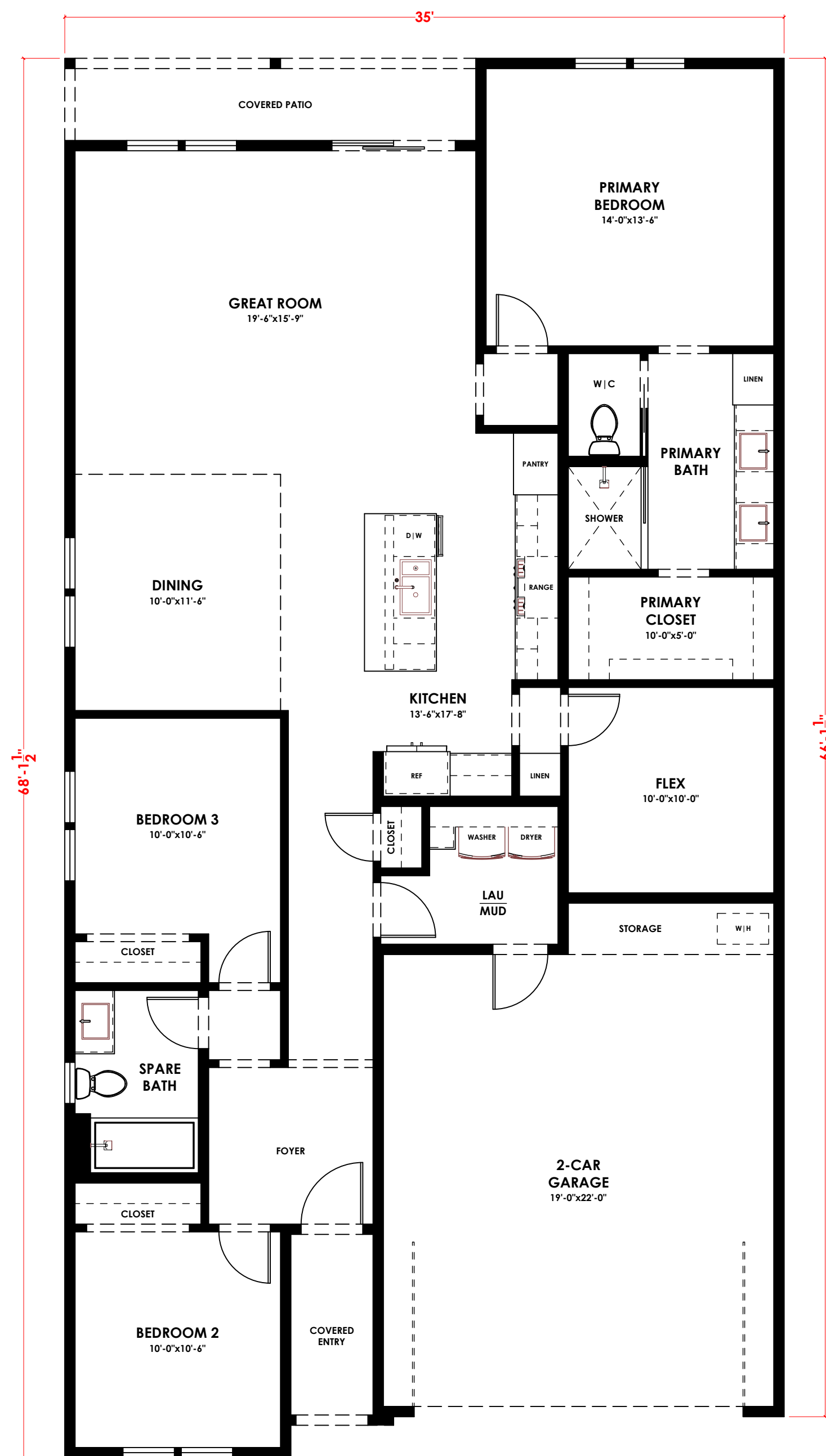
ELEVATION "B"





AREA SUMMARY:

- > PLAN 1750 (SINGLE STORY)
- LIVING: 1,750 SF +/-
  - COVERED ENTRY: 37 SF +/-
  - COVERED PATIO: 80 SF +/-
  - GARAGE: 469 SF +/-
- TOTAL COVERAGE: 2,336 SF +/-



PLAN 1750

Scale: 3/16"= 1'-0"



ELEVATION A | OPTION: WHITE



ELEVATION B | OPTION: WHITE



ELEVATION A | OPTION: CHARCOAL



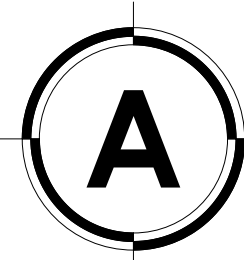
ELEVATION B | OPTION: CHARCOAL



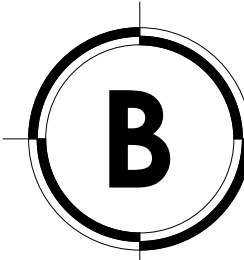
ELEVATION A | OPTION: GRAY



ELEVATION B | OPTION: GRAY



ELEVATION "A"



ELEVATION "B"

TORRE REICH CONSTRUCTION, INC.  
219 N. BROADWAY AVE  
TURLOCK, CA 95380  
CSI # 425297  
PHONE: (209) 668-8721  
WWW.TORREICHCONSTRUCTION.COM



Project: **ELMWOOD ESTATES DUPLEX**  
**PLAN 1750**  
**STORY RD.**  
**DENAIR, CA 95316**

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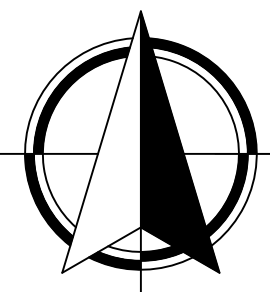
Date: **06.13.2022**

Drawn By: **TCS**

Sheet Title: **PLAN 1750**

Sheet No.: **A1.1**



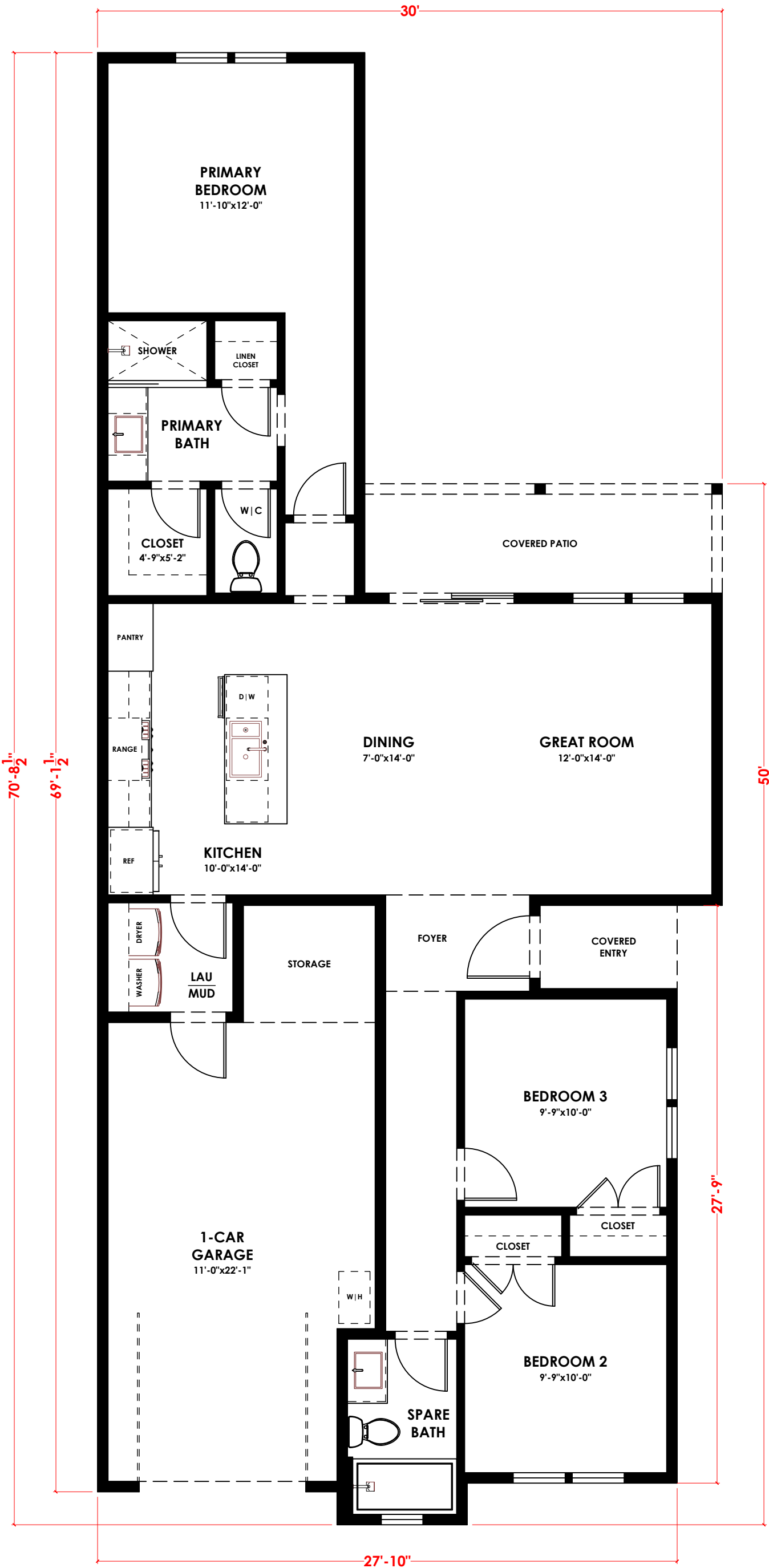


PLAN 1200

Scale: 3/16"= 1'-0"

AREA SUMMARY:

- > PLAN 1200
- LIVING: 1,200 SF +/-
- COVERED ENTRY: 26 SF +/-
- COVERED PATIO: 90 SF +/-
- GARAGE: 348 SF +/-
- TOTAL COVERAGE: 1,664 SF +/-



ELEVATION A | OPTION: WHITE



ELEVATION B | OPTION: WHITE



ELEVATION A | OPTION: CHARCOAL



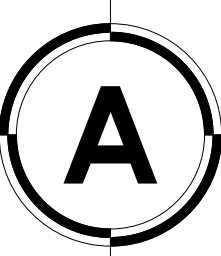
ELEVATION B | OPTION: CHARCOAL



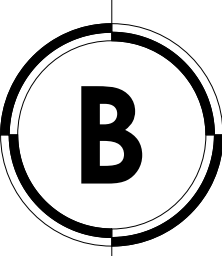
ELEVATION A | OPTION: GRAY



ELEVATION B | OPTION: GRAY



ELEVATION "A"



ELEVATION "B"

TORRE REICH CONSTRUCTION, INC.  
219 N. BROADWAY AVE  
TURLOCK, CA 95380  
CSI # 425297  
PHONE: (209) 668-8721  
WWW.TORREICHCONSTRUCTION.COM



Project: **ELMWOOD ESTATES DUPLEX**  
**PLAN 1200**  
**STORY RD.**  
**DENAIR, CA 95316**

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Date: **06.13.2022**

Drawn By: **TCS**

Sheet Title: **PLAN 1200**

Sheet No.: **A1.2**





# ELMWOOD DEV | LOT 06

## FLOOR PLAN | PLAN 1850

# **ELMWOOD DEV | LOT 06**

ELEVATION A | GABLE





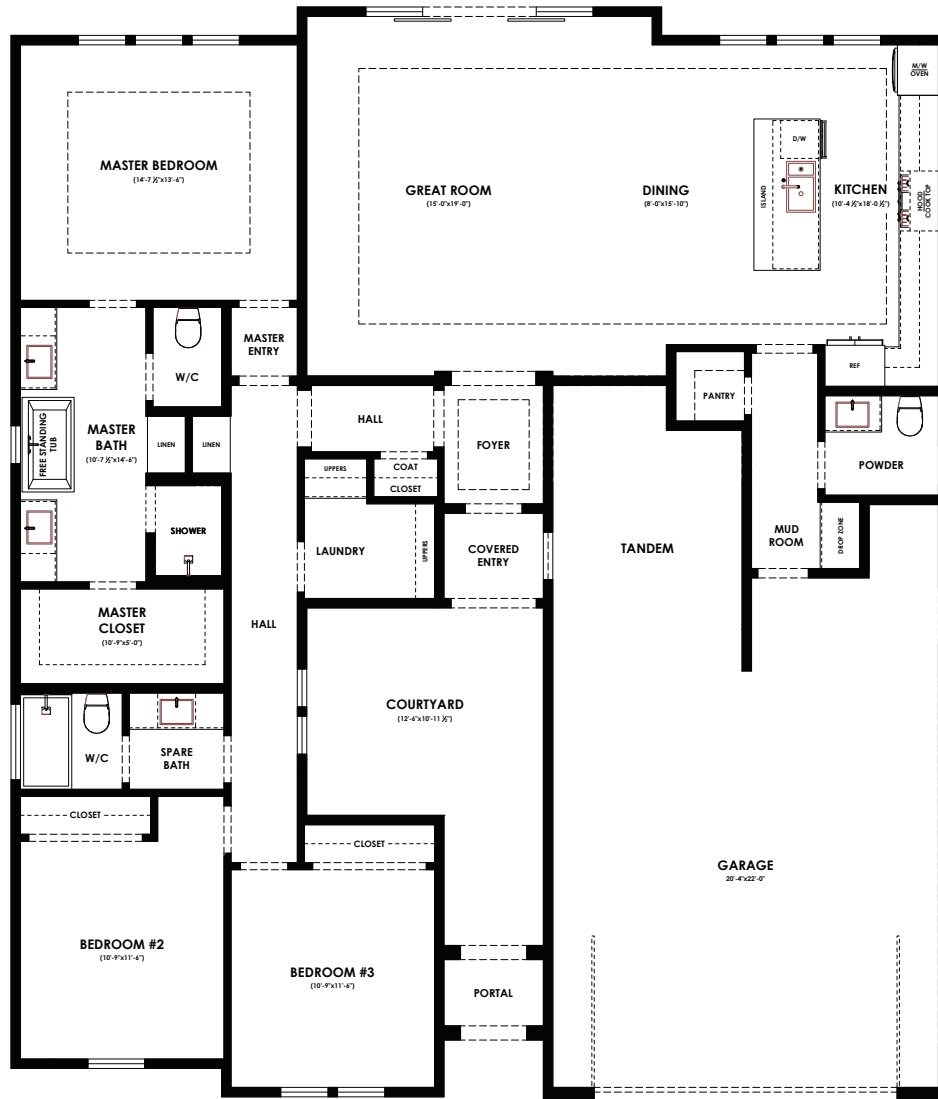
# ELMWOOD DEV | LOT 07

## FLOOR PLAN | PLAN 2138

# **ELMWOOD DEV | LOT 07**

ELEVATION B | HIP





# ELMWOOD DEV | LOT 08

---

## FLOOR PLAN | PLAN 1850

# **ELMWOOD DEV | LOT 08**

ELEVATION B | HIP

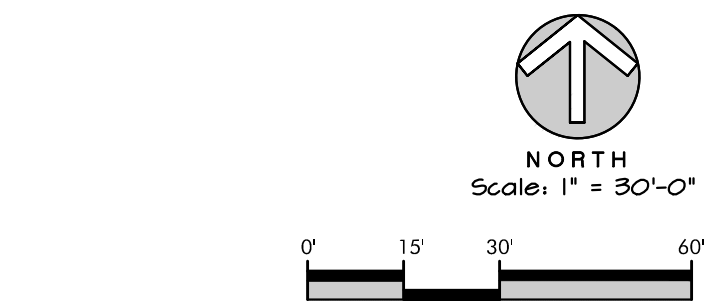
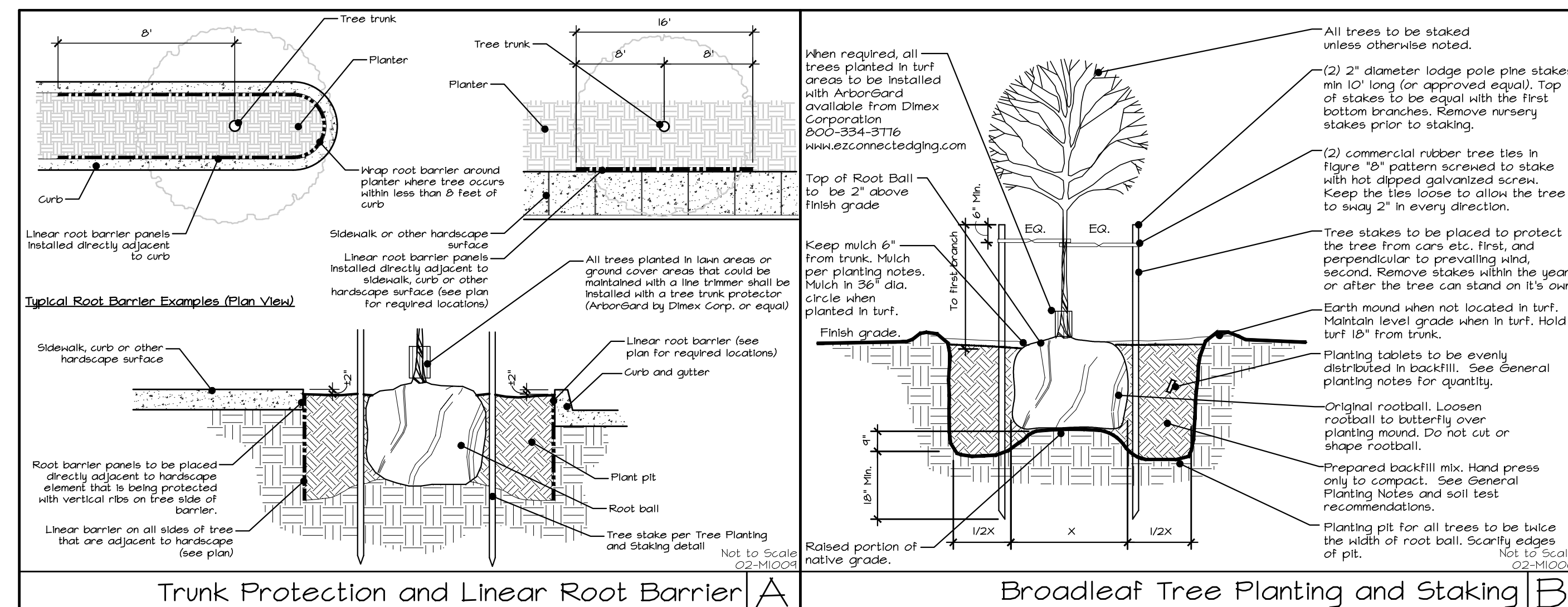
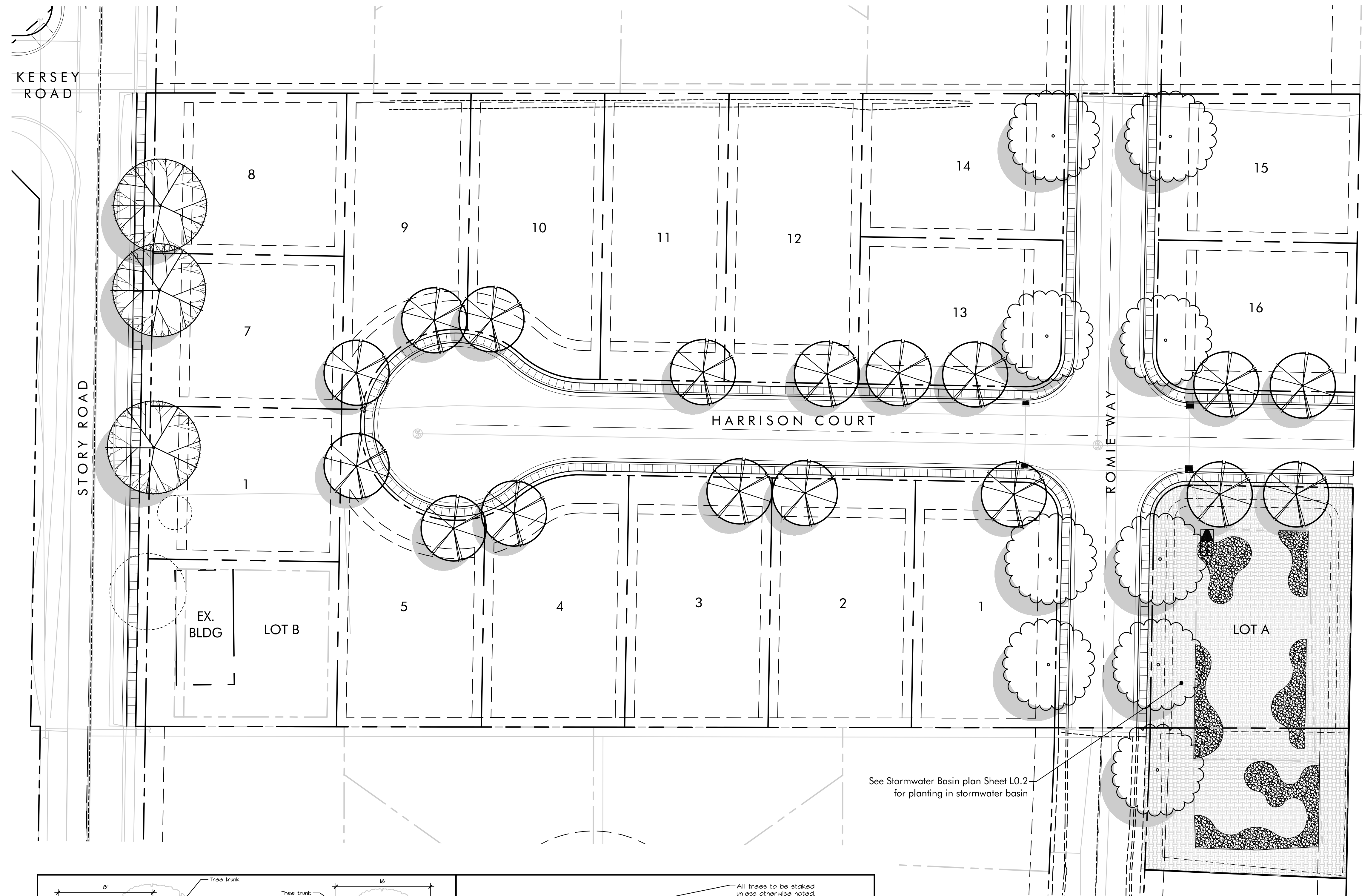
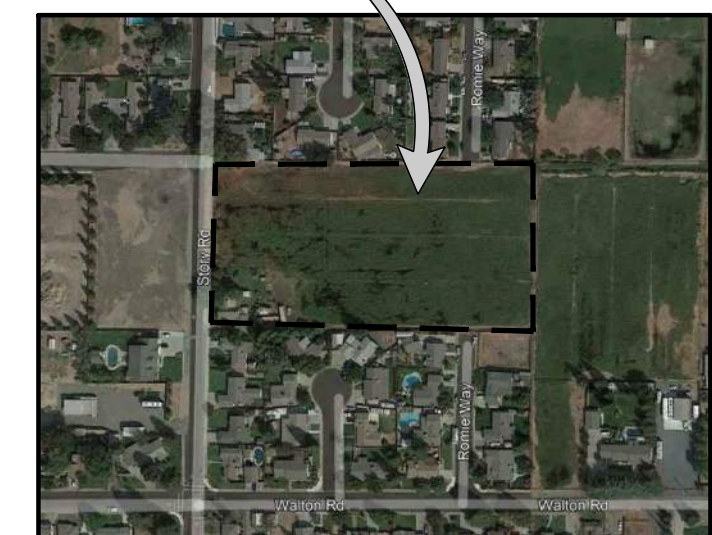




Residential street trees associated with each home are to be planted at the time the home is built and ready for occupancy. The County will require the street tree from this plan to be installed at the time of the installation of the front yard landscape and prior to issuance of the Certificate of Occupancy.

Curb Returns - Trees to be planted 35' from beginning  
Street Lights - Trees to be planted 20' clear  
Driveways - Trees to be planted 10' clear  
Sidewalks - Trees to be planted 3' clear  
Wet Utilities - Trees to be planted 15' clear  
Drain Lines - Trees to be planted 12' clear

The following trees are to be planted at 15-gallon size with staking and root barriers per the tree planting and root barrier details on this sheet. The following tree species are associated with each street:

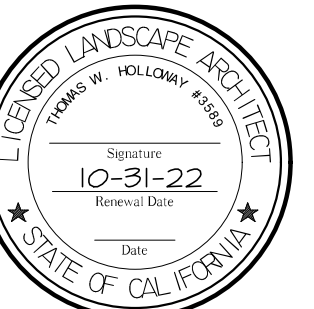
Project \_\_\_\_\_  
Location \_\_\_\_\_

Vicinity Map

Not to scale

[www.kla-ca.com](http://www.kla-ca.com)

51 N. Norlin St., Sonora, CA 95370  
(209)532-2856



## Revisions

*Date*  
*Modification*

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Story Road  
Subdivision  
Menair, CA

**Corre Reich Construction**  
19 N Broadway,  
Turlock, CA 95380  
(916) 209-6205

The original size of this drawing is 24" x 36". If the plan is a different size than 24x36 do not scale off of the drawing.

# Subdivision Street Tree Plan

Scale:

$$= 30^{\circ}-0''$$

Date: March 2, 2022

Drawn:\Checked:

Project No.:

Sheet Number:

# \_0.1



## Landscape Design Concept

The proposed landscape for the Story Road stormwater basin is comprised of a combination of drought tolerant ornamental shrubs, grasses and groundcovers that can withstand temporary periods of inundation, while also being an aesthetically pleasing addition to the community. In addition to the plantings, sweeps of decorative cobblestone has been used to accentuate the design and provide additional visual interest. The landscape has been designed to be compliant with Stanislaus County's Water Efficient Landscape Ordinance (WELO).

## Landscape Irrigation

The site will be irrigated using a fully automatic system designed to meet Stanislaus County's Water Efficient Landscape Ordinance (WELO). The system will be on a dedicated irrigation water service and meter with a backflow prevention device to meet local building codes. The irrigation system will be comprised of pop-up spray heads with rotary nozzles. A 'Smart' controller will operate the system in tandem with a weather sensor that will automatically adjust the irrigation scheduling based on current weather conditions and will suspend watering during rain events.

A complete irrigation design showing all irrigation equipment, model numbers, placement and installation details will be provided with the construction documents.

## PLANT SCHEDULE

	TREES	BOTANICAL NAME	COMMON NAME	CONT		QTY	Water Use
	PIS KEI	Pistacia chinensis 'Keith Davey'	Keith Davey Chinese Pistache	15 gal		2	Low
	QUE VIR	Quercus virginiana	Southern Live Oak	15 gal		3	Medium
	SHRUBS	BOTANICAL NAME	COMMON NAME	SIZE		QTY	Water Use
	CAL KAR	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal		123	Low
	CHO TEC	Chondropetalum tectorum	Small Cape Rush	5 gal		101	Low
	HES PAR	Hesperaloe parviflora	Red Yucca	5 gal		66	Low
	OLE LIT	Olea europaea 'Little Ollie'	Little Ollie Olive	5 gal		30	Low
		GROUND COVERS	BOTANICAL NAME	COMMON NAME	CONT	SPACING	QTY
	BAC TWI	Baccharis pilularis 'Twin Peaks #2'	Twin Peaks #2 Coyote Brush	1 gal	54" o.c.	157	Low
	CAR TUM	Carex tumulicola	Foothill Sedge	Liners	24" o.c.	1,068	Low
	LOM LIM	Lomandra longifolia 'Lomlon'	Lime Tuff Dwarf Mat Rush	1 gal	40" o.c.	187	Low
	MYO TUC	Myoporum parvifolium 'Tucson'	Trailing Myoporum	1 gal	66" o.c.	112	Low

### Organic and Mineral Materials

Shrub and groundcover areas at the bottom of the basin and on slopes up to the high water mark shall be top-dressed with a 3" layer of 3/4" diameter tan decorative aggregate mulch; all remaining shrub and groundcover areas shall be top-dressed with a 3" layer of organic mulch derived from recycled wood chips or arbor chips from tree trimming. Organic Mulch shall be 2" minus in length and not greater than 3/8" in thickness, and shall be dark brown in color. Contractor shall provide sample for approval prior to installation. Shredded redwood or cedar bark ("Gonilla-Hair") is not acceptable.

6" layer of 2"-4" diameter Noiya cobblestone over commercial-grade weed barrier fabric.  
Cobble edging to be Dura-Edge 3/16" x 4" brown steel edging by JD Russell Co., with stakes per manufacturer.

### WELO Water Use Calculations

The following calculations represent the intended hydrozones and water usage as designed with this Preliminary Landscape Plan. As we move through the design process we anticipate minor adjustments/revisions of these calculations. However, compliance with WELO code requirements will always remain.

ETO for Denair 50.2									
Hydrozone	Type of Plants	Water Use	Plant Factor	Hydrozone Area	%	Type of Irrigation	Irrigation Efficiency	ETWU	
1	Low Groundcover/Shrubs	Low	0.3	18,238	84.4%	Rotator	.75	227,056	
2	Cobble	None	0	3,380	15.6%	None	1	0	
TOTAL				21,618 sf				227,056 Gallons	
Maximum Applied Water Allowance (MAWA)		302,777 gallon/year							
Estimated Total Water Usage (ETWU)		227,056 gallon/year							
Average Irrigation Efficiency		.75							

ETWU is less than MAWA, therefore water usage as designed exceeds code requirements

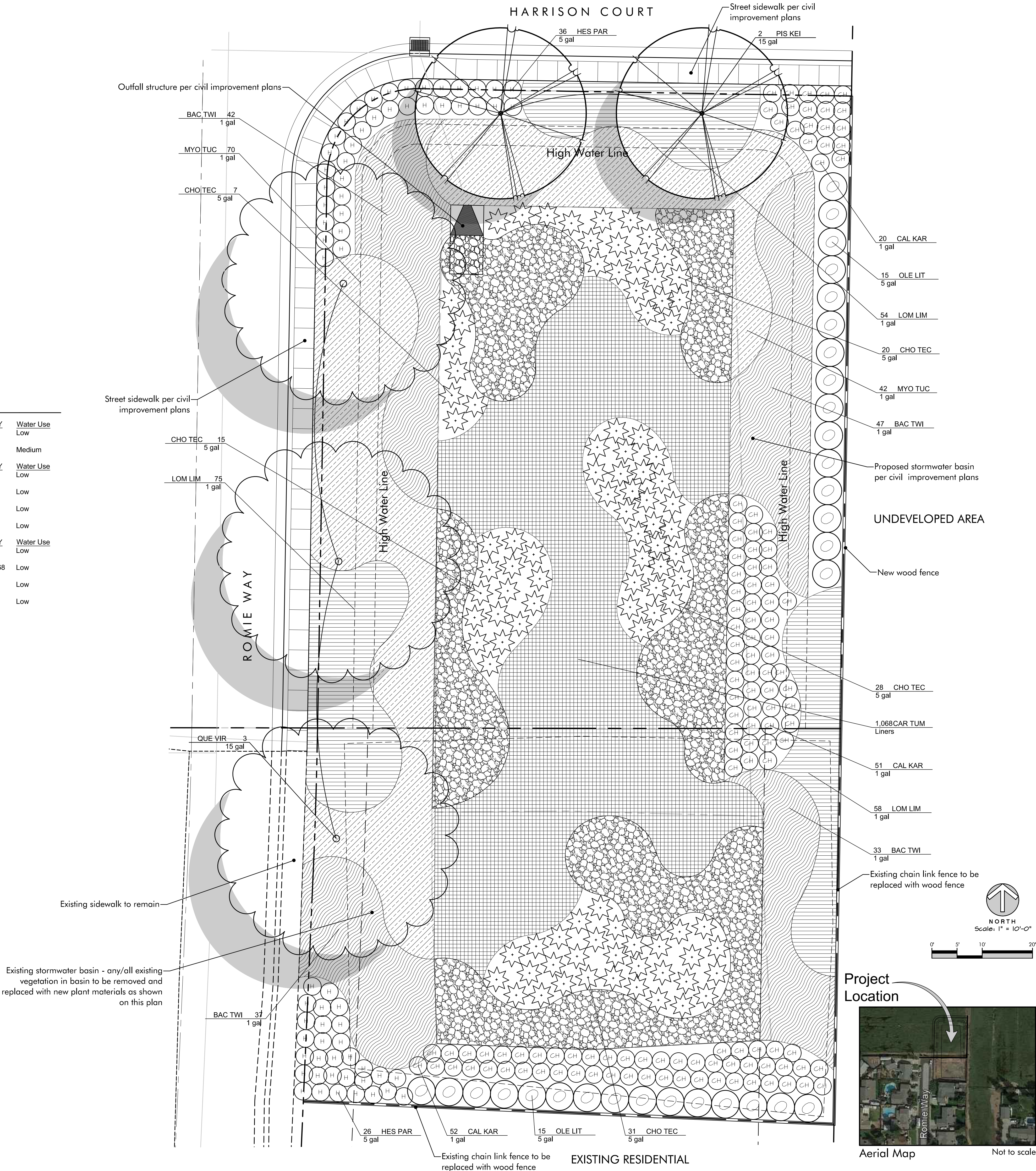
## Water Efficient Landscape Ordinance (WELO)

Planting and irrigation have been designed to be compliant with the Water Efficient Landscape Ordinance (WELO). The contractor shall not make substitutions of irrigation product or placement of product or plant species and cultivars without the written consent of the Landscape Architect. The contractor shall be responsible for making all modifications to ensure the requirements of WELO are met if any changes are made in the field. Water use calculations as described on these plans must be met. The signature on this plan concurs that "I have complied with the criteria of the water conservation in Landscaping Ordinance and applied them accordingly for the efficient use of water in the irrigation and planting design plan."

Existing stormwater basin - any/all existing vegetation in basin to be removed and replaced with new plant materials as shown on this plan

Existing sidewalk to remain

Existing chain link fence to be replaced with wood fence



Revisions	Date	By
△	Modification	


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## Story Road Subdivision

Denair, CA

## Stormwater Basin

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(209)620-5956

The original size of this drawing is 24" x 36". If the plan is a different size than 24x36 do not scale off of the drawing.

## Preliminary Landscape Plan

Scale:

1" = 10'-0"

Date:

March 2, 2022

Drawn/Checked:

AL / JWA

Project No.:

22-2413

Sheet Number:

**L0.2**