



Referral Early Consultation

Date: May 10, 2022

To: Distribution List (See Attachment A)

From: Teresa McDonald, Associate Planner
Planning and Community Development

Subject: PARCEL MAP APPLICATION NO. PLN2022-0036 – WALKING R RODDEN RANCH, LLC

Respond By: May 25, 2022

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

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

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

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

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

Applicant: Walking R Rodden Ranch, LLC

Project Location: 1990 Crabtree Road, between Barnett Road and the Modesto Irrigation District Main Canal, east of the Modesto Reservoir, in the Waterford area.

APN: 008-004-004, 008-004-005, 008-004-008, 008-008-004, 008-015-001, 008-015-010, 008-017-001

Williamson Act Contract: 1971-0017

General Plan: Agriculture

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

Project Description: Request to subdivide a 1,597-acre parcel in the General Agriculture (A-2-40) zoning district into two parcels, 821.6± and 775.4± acres in size. The various assessor parcel numbers included in the project comprise one legal parcel. The existing parcel is currently used as grazing land and to grow almonds, and is improved with a manufactured home, agricultural equipment storage building, and fuel tanks. The current parcel receives irrigation water from on-site wells. The proposed parcel configurations are intended to match the existing farming operations. Proposed Parcel 1 will consist of a sprinkler irrigated almond orchard, manufactured home, storage building, and fuel tanks. Proposed Parcel 2 will consist of grazing land. Both proposed parcels will have access to County-maintained Crabtree Road.

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



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

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

PARCEL MAP APPLICATION NO. PLN2022-0036 – WALKING R RODDEN RANCH, LLC

Attachment A

Distribution List

X	CA DEPT OF CONSERVATION Land Resources		STAN CO ALUC
X	CA DEPT OF FISH & WILDLIFE		STAN CO ANIMAL SERVICES
X	CA DEPT OF FORESTRY (CAL FIRE)	X	STAN CO BUILDING PERMITS DIVISION
X	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	X	STAN CO FARM BUREAU
X	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO HAZARDOUS MATERIALS
	CITY OF:	X	STAN CO PARKS & RECREATION
	COMMUNITY SERVICES DIST:	X	STAN CO PUBLIC WORKS
X	COOPERATIVE EXTENSION		STAN CO RISK MANAGEMENT
X	DER GROUNDWATER RESOURCES DIVISION	X	STAN CO SHERIFF
X	FIRE PROTECTION DIST 1: STANISLAUS CONSOLIDATED	X	STAN CO SUPERVISOR DIST ONE: B. CONDIT
X	FIRE PROTECTION DIST 2: OAKDALE RURAL	X	STAN COUNTY COUNSEL
X	GSA: STANISLAUS AND TUOLUMNE RIVERS		StanCOG
	HOSPITAL DIST:	X	STANISLAUS FIRE PREVENTION BUREAU
X	IRRIGATION DIST: MODESTO	X	STANISLAUS LAFCO
X	MOSQUITO DIST: EASTSIDE		STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10
X	MOUNTAIN VALLEY EMERGENCY MEDICAL SERVICES		SURROUNDING LAND OWNERS
	MUNICIPAL ADVISORY COUNCIL:	X	TELEPHONE COMPANY: AT&T
X	PACIFIC GAS & ELECTRIC		TRIBAL CONTACTS (CA Government Code §65352.3)
	POSTMASTER:		US ARMY CORPS OF ENGINEERS
	RAILROAD:	X	US FISH & WILDLIFE
X	SAN JOAQUIN VALLEY APCD		US MILITARY (SB 1462) (7 agencies)
X	SCHOOL DIST 1: ROBERTS FERRY UNION	X	USDA NRCS
	SCHOOL DIST 2:		WATER DIST:
	WORKFORCE DEVELOPMENT		
X	STAN CO AG COMMISSIONER		
X	TUOLUMNE RIVER TRUST		

STANISLAUS COUNTY CEQA REFERRAL RESPONSE FORM

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

FROM: _____

SUBJECT: PARCEL MAP APPLICATION NO. PLN2022-0036 – WALKING R RODDEN RANCH, LLC

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

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

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

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

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

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

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

Response prepared by:

Name	Title	Date
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**WALKING R RODDEN
RANCH LLC**

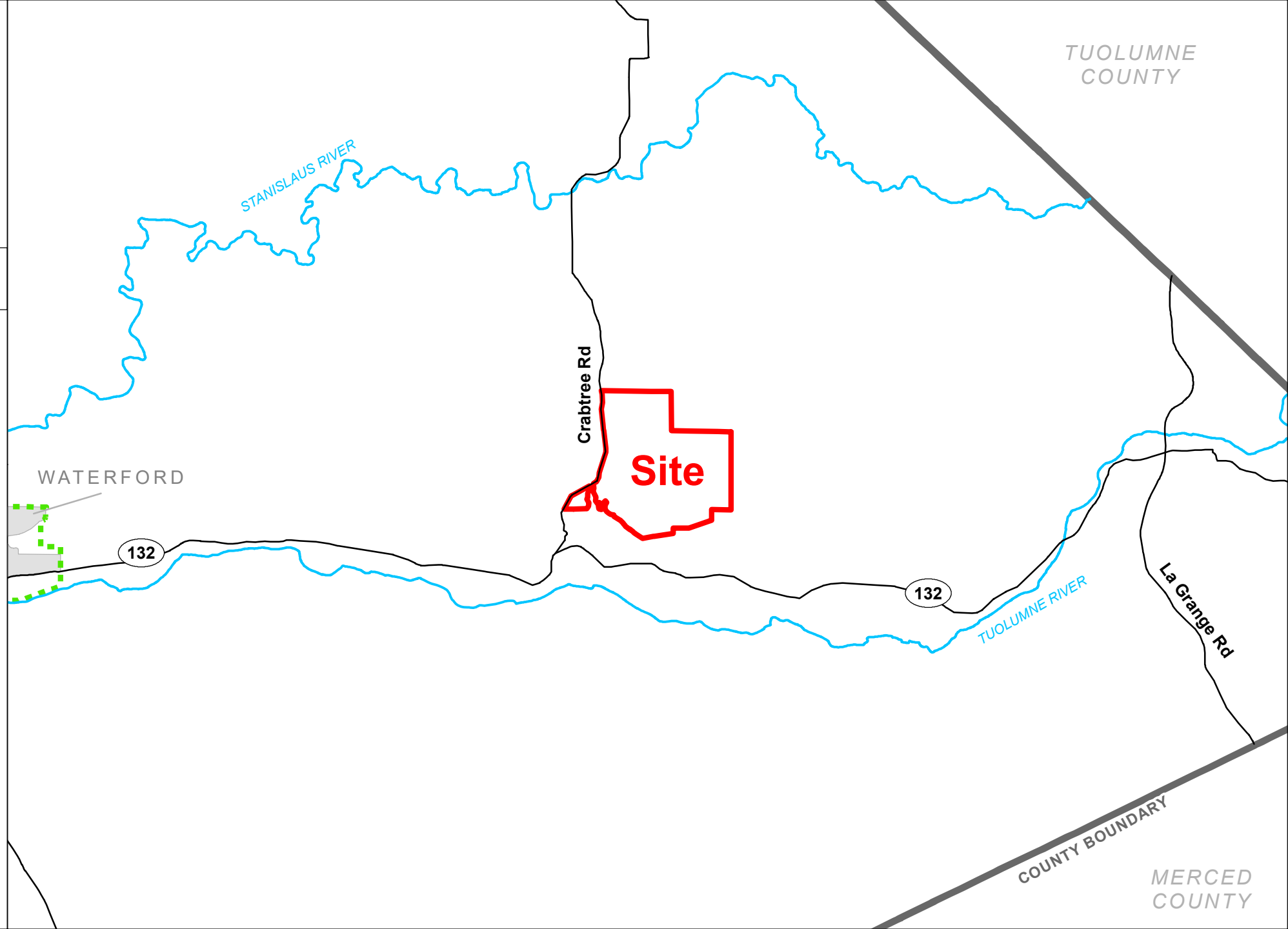
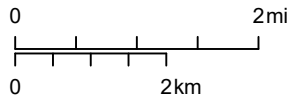
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PLN2022-0036

AREA MAP

LEGEND

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



**WALKING R RODDEN
RANCH LLC**

**PM
PLN2022-0036**

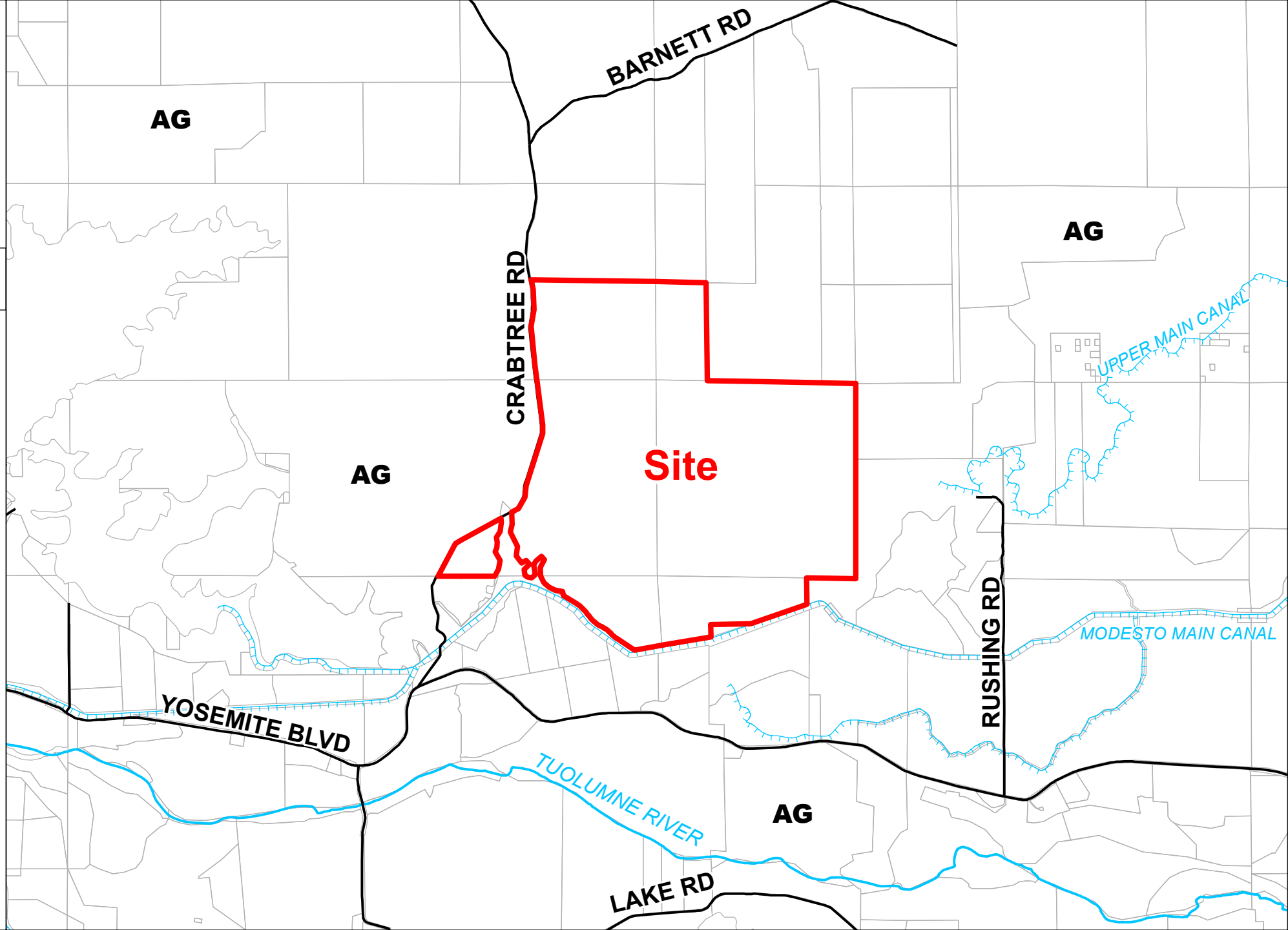
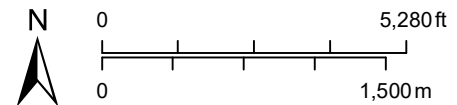
GENERAL PLAN MAP

LEGEND

-  Project Site
-  Parcel
-  River
-  Road
-  Canal

General Plan

-  Agriculture



**WALKING R RODDEN
RANCH LLC**

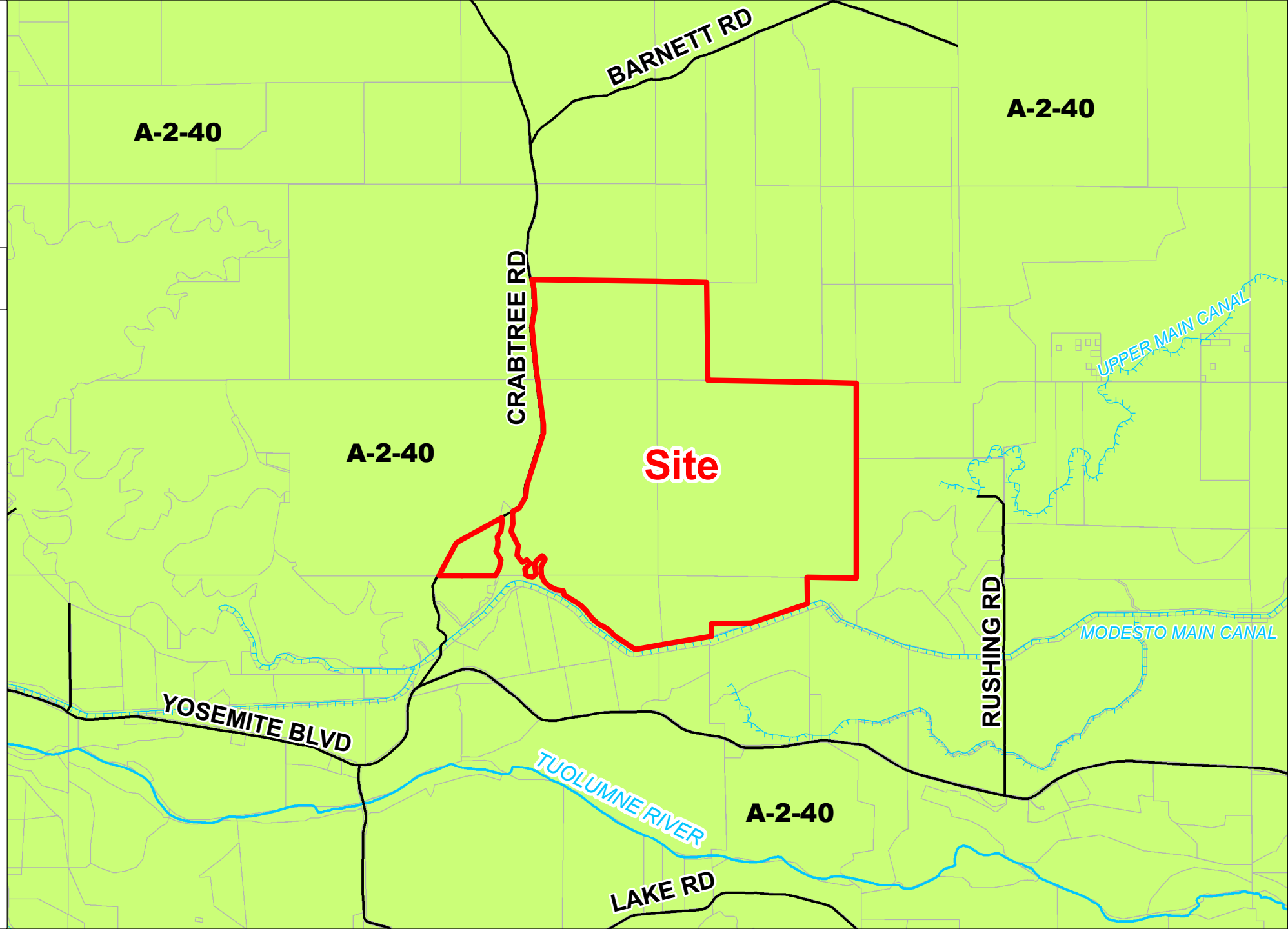
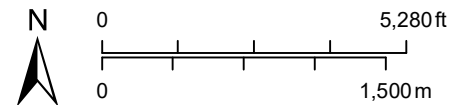
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PLN2022-0036

ZONING MAP

LEGEND

-  Project Site
-  Parcel
-  Road
-  River
-  Canal
- Zoning Designation**
-  General Agriculture 40 Acre



**WALKING R RODDEN
RANCH LLC**

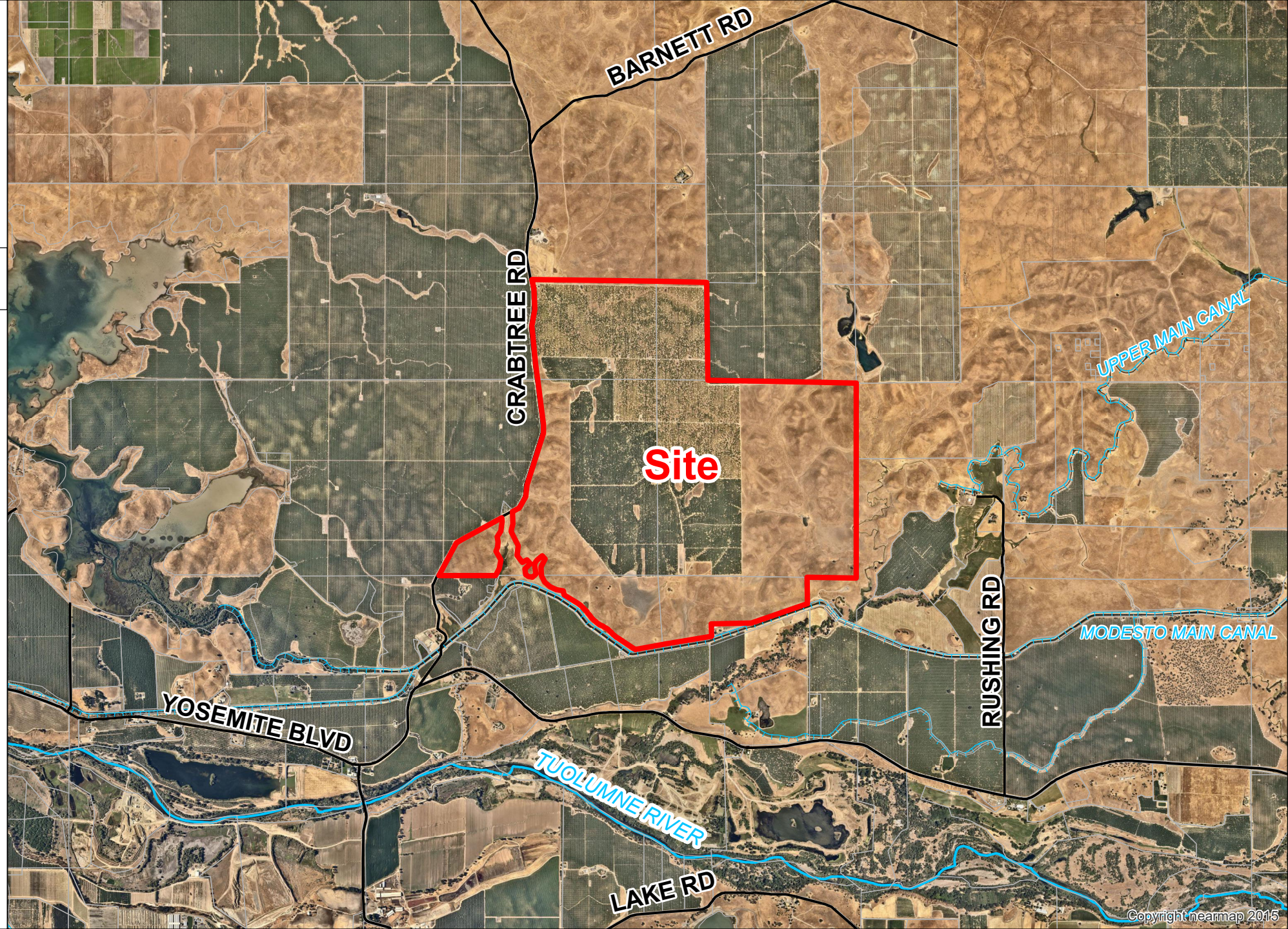
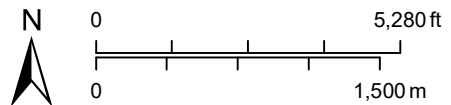
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PLN2022-0036

2021 AERIAL AREA MAP

LEGEND

-  Project Site
-  Road
-  River
-  Canal



WALKING R RODDEN RANCH LLC

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PLN2022-0036

2021 AERIAL SITE MAP

LEGEND

 Project Site

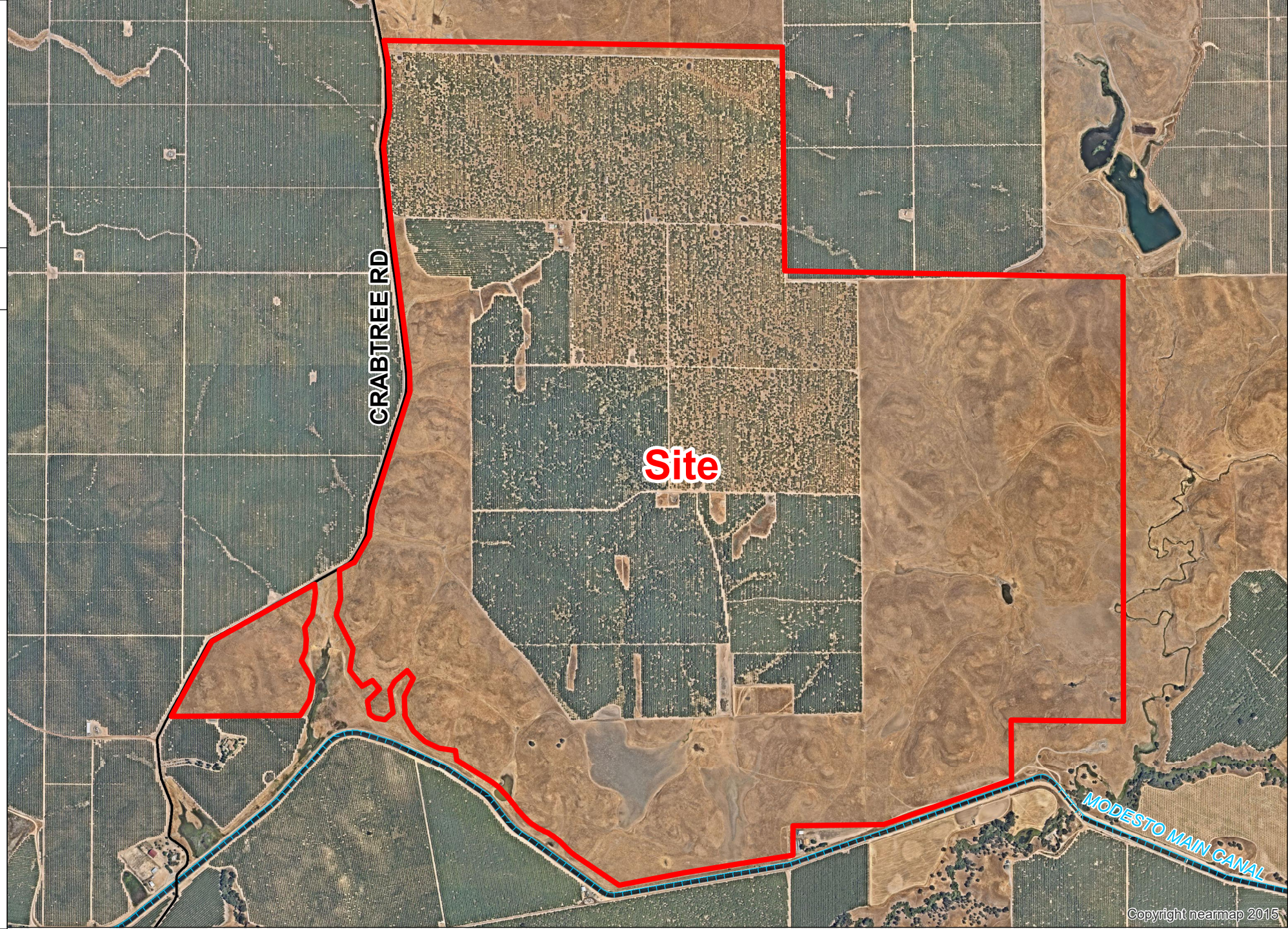
 Road

 Canal

N

0 400ft

0 100m

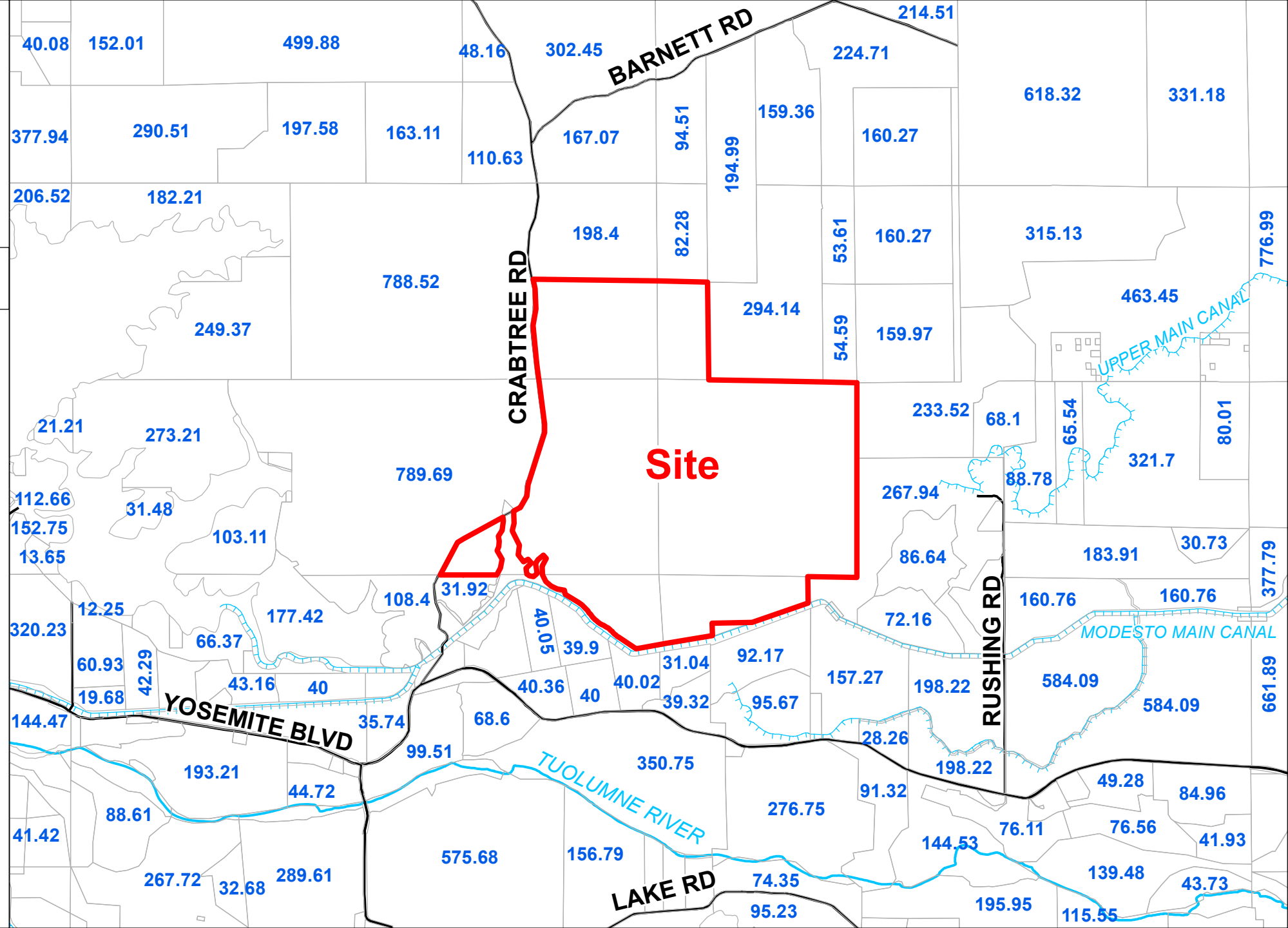
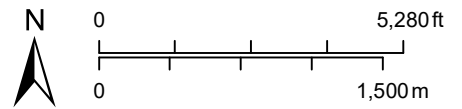



**WALKING R RODDEN
RANCH LLC
PM
PLN2022-0036**

ACREAGE MAP

LEGEND

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



TENTATIVE MAP

MARCH, 2022

OWNER

WALKING R RODDEN RANCH, LLC
31463 RIDGE VIEW CIRCLE
POLSON, MONTANA, 59860
(702) 499-1033

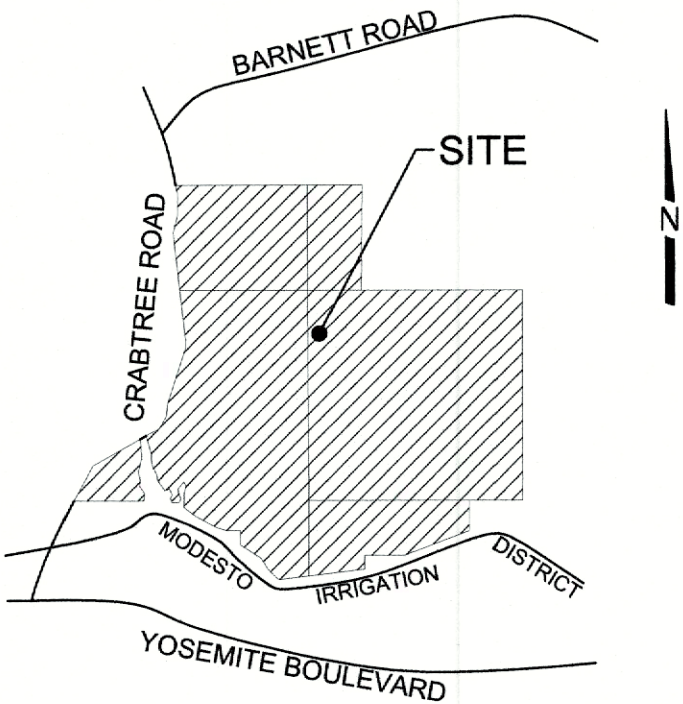
ENGINEER

DILLON & MURPHY
847 N. CLUFF AVE., SUITE A2
PO BOX 2180
LODI, CA, 95241
(209) 334-6613

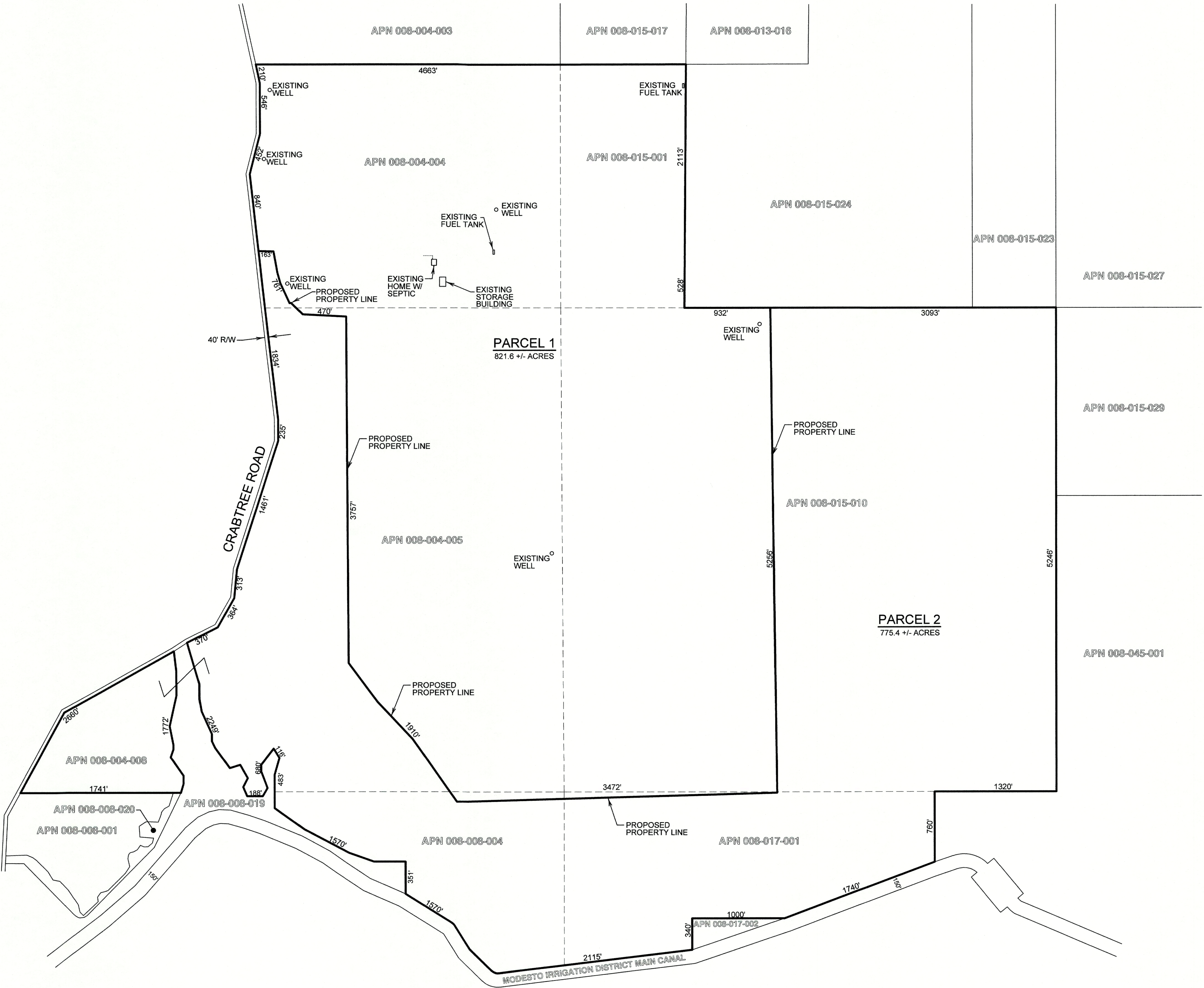
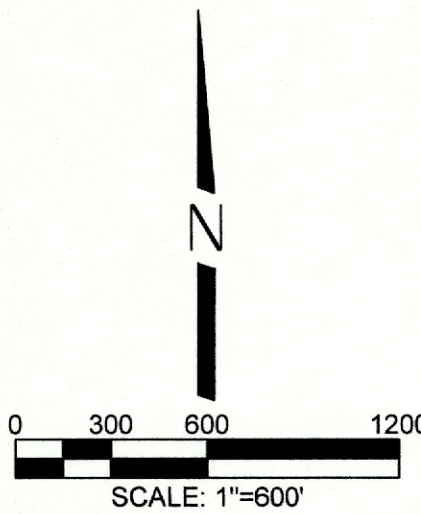


NOTES

1. APN: 008-004-004, 005 & 008, 008-008-004, 008-015-001 & 010, 008-017-001.
2. WATER: EXISTING WELL
3. SEWER: EXISTING SEPTIC
4. STORM DRAINAGE: NO CHANGE. NATURAL DRAINAGE
5. SITE ADDRESS: 1990 CRABTREE RD., WATERFORD, CA, 95386
6. FLOOD ZONE: ZONE X, MAP # 06099C0425E, SEPTEMBER 26, 2008
7. ALL IMPROVEMENTS SHOWN ARE EXISTING, UNLESS OTHERWISE NOTED.
8. THE EXISTING ORCHARD AND IRRIGATION FACILITIES ARE IN THE PROCESS OF BEING REMOVED.
9. THE EXISTING FUEL TANKS ONSITE ARE FOR THE RE-FUELING OF THE FARM MAINTENANCE EQUIPMENT.
10. THE WATER TABLE DEPTH IN THIS AREA IS APPROXIMATELY 150 FEET.



VICINITY MAP
NOT TO SCALE



This figure is a soil map titled "Soil Map". It displays a landscape with various soil types delineated by red outlines and labeled with codes such as PxB, MIB, WmB, MIB, SnA, WmC, MtC, PxB, PeB, WmC, MtC, SnB, MtC, MtD2, WmB, Pmc2, MtC, PMD2, MID3, WmE2, WmD2, SnB, PmD, HbA, MID2, BmA, MtC, WmD2, WmD2, MID2, PxD, RaA, WmE2, WmE2, MID2, PxB, PxC, WmD2, WmE2, PeD, MID2, PfD, RaB, WmE2, RaA, PfD, PeD, RaB, PfE, MID2, PfE, MKA, MID2, PfE, HdA, TVA, PfD, MKA, PfD, HdA, PfB, HdA, CyD, TuA, HbsA, WmD, WmE2, MdB, Rr, MID2, RaA, PxB, WmC, WmD2, HdA, PfD, WmE2. The map includes a coordinate grid (UTM Zone 10N WGS84) and a scale bar indicating 1:25,700.

Custom Soil Resource Report

MAP LEGEND

Area of Interest (AOI)		 Spoil Area
 Area of Interest (AOI)		 Stony Spot
Soils		 Very Stony Spot
 Soil Map Unit Polygons		 Wet Spot
 Soil Map Unit Lines		 Other
 Soil Map Unit Points		 Special Line Features
Special Point Features		Water Features
 Blowout		 Streams and Canals
 Borrow Pit		Transportation
 Clay Spot		 Rails
 Closed Depression		 Interstate Highways
 Gravel Pit		 US Routes
 Gravelly Spot		 Major Roads
 Landfill		 Local Roads
 Lava Flow		Background
 Marsh or swamp		 Aerial Photography
 Mine or Quarry		
 Miscellaneous Water		
 Perennial Water		
 Rock Outcrop		
 Saline Spot		
 Sandy Spot		
 Severely Eroded Spot		
 Sinkhole		
 Slide or Slip		
 Sodic Spot		

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Eastern Stanislaus Area, California
Survey Area Data: Version 15, Sep 10, 2021

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Mar 11, 2019—Nov 17, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
BmA	Bear Creek loam, 0 to 3 percent slopes	5.2	0.3%
CyD	Corning gravelly sandy loam, 15 to 30 percent slopes	3.4	0.2%
HbA	Hanford fine sandy loam, 0 to 3 percent slopes	284.7	17.5%
HbsA	Hanford fine sandy loam, deep over silt, 0 to 1 percent slopes	15.0	0.9%
HdA	Hanford sandy loam, 0 to 3 percent slopes	20.1	1.2%
MdB	Madera sandy loam, 2 to 4 percent slopes	2.5	0.2%
MkA	Meikle clay, 0 to 1 percent slopes	57.5	3.5%
MtB	Montpellier coarse sandy loam, 3 to 8 percent slopes	62.5	3.8%
MtC	Montpellier coarse sandy loam, 8 to 15 percent slopes	94.6	5.8%
MtD2	Montpellier coarse sandy loam, 15 to 30 percent slopes, eroded	421.4	25.9%
MtD3	Montpellier coarse sandy loam, 15 to 30 percent slopes, severely eroded	21.4	1.3%
PcD	Pentz cobbly loam, very shallow, 8 to 30 percent slopes	15.5	0.9%
PeB	Pentz gravelly loam, 3 to 8 percent slopes	42.5	2.6%
PeD	Pentz gravelly loam, 8 to 30 percent slopes	117.2	7.2%
PfB	Pentz loam, 3 to 8 percent slopes	10.1	0.6%
PfD	Pentz loam, 8 to 30 percent slopes	12.3	0.8%
PfE	Pentz loam, 30 to 45 percent slopes	41.6	2.6%
PmC2	Pentz loam, moderately deep, 8 to 15 percent slopes, eroded	3.7	0.2%
PmD	Pentz loam, moderately deep, 15 to 30 percent slopes	4.2	0.3%
PmD2	Pentz loam, moderately deep, 15 to 30 percent slopes, eroded	6.3	0.4%

Custom Soil Resource Report

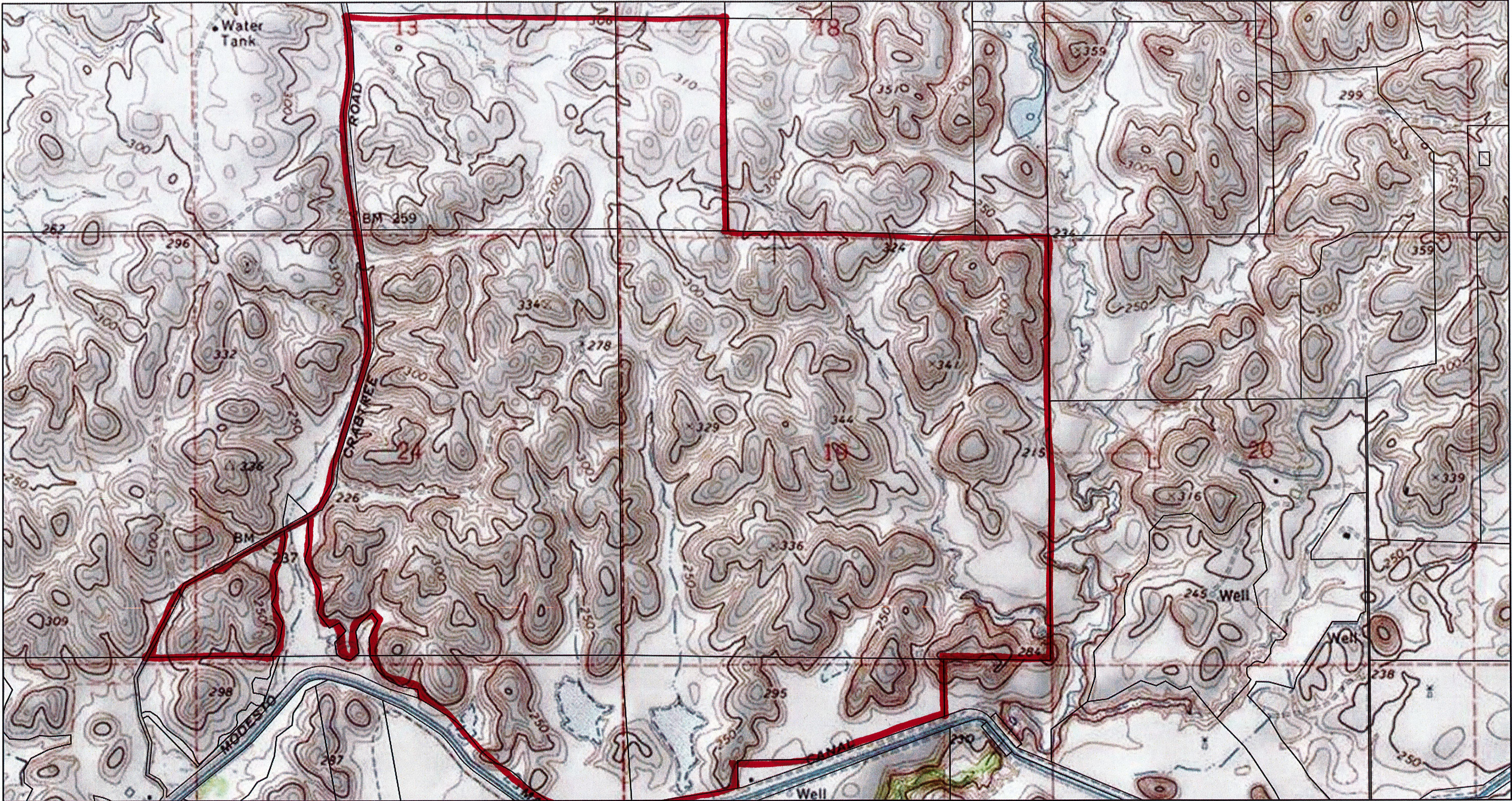
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
PxB	Peters-Pentz complex, 0 to 8 percent slopes	2.8	0.2%
PxC	Peters-Pentz complex, 8 to 15 percent slopes	24.7	1.5%
RaA	Raynor clay, 0 to 3 percent slopes	49.1	3.0%
RaB	Raynor clay, 3 to 8 percent slopes	14.6	0.9%
Rr	Riverwash	4.1	0.2%
SnA	Snelling sandy loam, 0 to 3 percent slopes	13.3	0.8%
SnB	Snelling sandy loam, 3 to 8 percent slopes	42.9	2.6%
TuA	Tujunga loamy sand, 0 to 3 percent slopes	17.1	1.0%
TvA	Tujunga sand, 0 to 3 percent slopes	16.2	1.0%
WmB	Whitney sandy loams, 3 to 8 percent slopes	9.7	0.6%
WmC	Whitney sandy loams, 8 to 15 percent slopes	15.4	0.9%
WmD	Whitney sandy loams, 15 to 30 percent slopes	19.3	1.2%
WmD2	Whitney sandy loams, 15 to 30 percent slopes, eroded	98.1	6.0%
WmE2	Whitney sandy loams, 30 to 45 percent slopes, eroded	60.1	3.7%
Totals for Area of Interest		1,629.0	100.0%

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

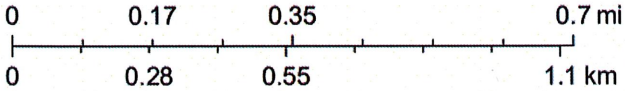
ArcGIS Web Map



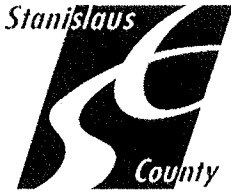
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Public Parcels

1:18,056



Copyright:© 2013 National Geographic Society, i-cubed



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

1010 10TH Street, Suite 3400, Modesto, CA 95354

Planning Phone: (209) 525-6330 Fax: (209) 525-5911

Building Phone: (209) 525-6557 Fax: (209) 525-7759

Form Available Online: <http://www.stancounty.com/planning/applications.shtm>

APPLICATION QUESTIONNAIRE

Please Check all applicable boxes

APPLICATION FOR:

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

- | | |
|---|--|
| ☐ General Plan Amendment | ☐ Subdivision Map |
| ☐ Rezone | ☒ Parcel Map |
| ☐ Use Permit | ☐ Exception |
| ☐ Variance | ☐ Williamson Act Cancellation |
| ☐ Historic Site Permit | ☐ Other _____ |

PLANNING STAFF USE ONLY:

Application No(s): _____

Date: 3-15-22

S 18 T 35 R 138

GP Designation: Agriculture

Zoning: A-2-46

Fee: \$1974/- \$16 cash \$4958 check

Receipt No. 565151, 565705

Received By: AA

Notes: 3 Parcels

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

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

PROJECT INFORMATION

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

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

to create
To create two parcels that separate the existing orchard and grazing land.

Yes ☐ No ☒

Do you propose to cancel any portion of the Contract?

Yes ☐ No ☒

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

If yes, please list and provide a recorded copy: _____

SITE CHARACTERISTICS: (Check one or more)

Flat ☐

Rolling ☒

Steep ☐

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

Field crops ☐

Orchard ☒

Pasture/Grassland ☒

Scattered trees ☐

Shrubs ☐

Woodland ☐

River/Riparian ☐

Other ☐

Explain Other: _____

Yes ☒ No ☐

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

GRADING:

Yes ☐ No ☒

Do you plan to do any grading? (If yes, please indicate how many cubic yards and acres to be disturbed. Please show areas to be graded on plot plan.) _____

STREAMS, LAKES, & PONDS:

Yes ☐ No ☒

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

Yes ☐ No ☒

Will the project change any drainage patterns? (If yes, please explain – provide additional sheet if needed) _____

Yes ☐ No ☒

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

Yes ☐ No ☒

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

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

PROJECT SITE INFORMATION

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

ASSESSOR'S PARCEL NUMBER(S): Book 008 Page 004 Parcel 004

Additional parcel numbers: 008-15-001 & 010, 008-004-004, 005 & 008, 008-017-001

Project Site Address

or Physical Location:

1990 Crabtree Road

Waterford, CA 95386

Property Area: Acres: 1602+/- or Square feet: _____

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

Existing orchard and grazing land

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

Existing General Plan & Zoning: Agriculture/AG 40

Proposed General Plan & Zoning: N / A
(if applicable)

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

East: Grazing

West: Orchard

North: Grazing Land

South: Grazing Land

WILLIAMSON ACT CONTRACT:

Yes ☒ No ☐

Is the property currently under a Williamson Act Contract?

Contract Number: _____

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

Date Filed: _____

STRUCTURES:

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

PROJECT SITE COVERAGE:

Existing Building Coverage: 4,710 +/- Sq. Ft. Landscaped Area: N/A Sq. Ft.
Proposed Building Coverage: N/A Sq. Ft. Paved Surface Area: N/A Sq. Ft.

BUILDING CHARACTERISTICS:

Size of new structure(s) or building addition(s) in gross sq. ft.: (Provide additional sheets if necessary) _____
N/A

Number of floors for each building: _____
Single Story buildings.

Building height in feet (measured from ground to highest point): (Provide additional sheets if necessary) _____
25'/18'

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

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

UTILITIES AND IRRIGATION FACILITIES:

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

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

Electrical: <u>P.G.&E.</u>	Sewer*: <u>Septic</u>
Telephone: _____	Gas/Propane: <u>Propane</u>
Water**: <u>Domestic Well</u>	Irrigation: <u>Ag Well</u>

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

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

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

N/A

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

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

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

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

AFFORDABLE HOUSING/SENIOR:

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

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

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

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

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

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

Square footage of each existing or proposed building(s): 2850+/- sf / 1860 +/- sf

Type of use(s): Residential / Ag equipment storage

Days and hours of operation: N/A

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

Occupancy/capacity of building: N/A

Number of employees: (Maximum Shift): N/A (Minimum Shift): N/A

Estimated number of daily customers/visitors on site at peak time: None

Other occupants: _____

Estimated number of truck deliveries/loadings per day: N/A

Estimated hours of truck deliveries/loadings per day: N/A

Estimated percentage of traffic to be generated by trucks: N/A

Estimated number of railroad deliveries/loadings per day: N/A

Square footage of:

Office area: N/A

Warehouse area: N/A

Sales area: N/A

Storage area: N/A

Loading area: N/A

Manufacturing area: N/A

Other: (explain type of area) _____

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

ROAD AND ACCESS INFORMATION:

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

Crabtree Road

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

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

STORM DRAINAGE:

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

☒ Other: (please explain) There is no change in the existing terrain, so natural drainage will be utilized.

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

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

EROSION CONTROL:

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

No significant grading is proposed.

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

ADDITIONAL INFORMATION:

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



CENTRAL CALIFORNIA INFORMATION CENTER

California Historical Resources Information System

Department of Anthropology – California State University, Stanislaus
One University Circle, Turlock, California 95382
(209) 667-3307

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

Date: 1/24/2022

Records Search File #: 12056N
Project: Parcel Map Submission,
1990 Crabtree Road, Waterford, CA
95386

Mike Toy
Dillon & Murphy Engineering
P.O. Box 2180
Lodi, CA 95241
209-334-6613

mtoy@dillonandmurphy.com

Dear Mr. Toy:

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

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

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

The following details the results of the records search:

Prehistoric or historic resources within the project area:

- There are no formally recorded prehistoric or historic archaeological resources or historic buildings or structures within the project area.
- The General Land Office Survey Plat for T3S R12E (dated 1854) shows Section 13 and 24 as undivided into parcels, while the N ½ of Section 25 is divided into two 160-acre

parcels.

- The General Land Office Survey Plat for T3S R13E (dated 1854) shows Sections 18, 19 and 30 divided into parcels of various acreages.
- The Official Map of the County of Stanislaus, California (1906) shows several landowners of the various parcels including the H. & C. B. Stockel Land and Improvement Co., the Warner Land and Improvement Co., and F. M. Barrett.
- The 1916 and 1953 editions of the Cooperstown USGS map show Crabtree Road and the Main Canal (aka “Modesto Ditch” in 1916) adjacent to the project area, as well as a road in Sections 13-24, T3S R12E.

Prehistoric or historic resources within the immediate vicinity of the project area: The Modesto Ditch has been formally recorded as P-50-002002. We also caution that prehistoric and historic archaeological resources and other historic buildings and structures have been identified within the boundary of the Cooperstown USGS map.

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

Previous investigations within the project area: A small portion of the project area (in the eastern half of Section 19, T3S R13E) has been subject to investigation in 1976 regarding a proposed reservoir, referenced as follows:

Chavez, D. (David Chavez and Co.)

1976 *An Archaeological Reconnaissance of the Robert's Ferry Reservoir and Water Extraction and Conveyance Systems, Stanislaus County, California: Phase 1.*

CCaIC Report ST-00858

Recommendations/Comments:

Please be advised that a historical resource is defined as a building, structure, object, prehistoric or historic archaeological site, or district possessing physical evidence of human activities over 45 years old. Since the entire project area has not been subject to previous investigations, there may be unidentified features involved in your project that are 45 years or older and considered as historical resources requiring further study and evaluation by a qualified professional of the appropriate discipline.

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

historic-era archaeological resources.

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

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

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

If human remains are discovered, California Health and Safety Code Section 7050.5 requires you to protect the discovery and notify the county coroner, who will determine if the find is Native American. If the remains are recognized as Native American, the coroner shall then notify the Native American Heritage Commission (NAHC). California Public Resources Code Section 5097.98 authorizes the NAHC to appoint a Most Likely Descendant (MLD) who will make recommendations for the treatment of the discovery.

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

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

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

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

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

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

Sincerely,

E. A. Greathouse

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

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