



Referral
Early Consultation

Date: January 25, 2023
To: Distribution List (See Attachment A)
From: Emily Basnight, Assistant Planner
Planning and Community Development
Subject: PARCEL MAP APPLICATION NO. PLN2022-0053 – THOMAS AND DEBORAH MORRIS
Respond By: February 9, 2023

\*\*\*\*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: Thomas Morris and Deborah Morris
Project Location: 3106 River Road, 2201 and 2460 Orchard Road, between Orchard Road and Center Road, in the Vernalis area.
APN: 016-009-040 and 016-009-041
Williamson Act Contract: 1973-1209
General Plan: Agriculture
Current Zoning: General Agriculture (A-2-40)

Project Description: Request to subdivide a 160± gross acre parcel into four parcels, each 40± acres in size, in the General Agriculture (A-2-40) zoning district. APN 016-009-041 is currently being assessed as a 3-acre Life Estate; however, it is just a portion of the existing legal parcel, which is 160± gross acres made up of two separate Assessor parcel numbers (APNs) 016-009-040 and APN 016-009-041. Proposed Parcel A is improved with an existing manufactured home, septic system, water tank, domestic well, and a previously approved 100-foot-tall monopole cell tower with accompanying equipment within a 1,156 square-foot leased area. Proposed Parcels B and D will remain planted in almond trees. Proposed Parcel C is improved with an existing single-family dwelling, detached garage, two agricultural shop buildings, a walnut orchard, septic system, domestic well, irrigation box, and irrigation well. If approved, all four parcels will maintain their right to independently irrigate. The current parcel is irrigated via a drip system with irrigated water

from private on-site wells and the El Solyo Water District via a 45-foot-wide irrigation easement on the eastern property line of proposed Parcels A and B. Parcel A will have access to County-maintained Orchard Road via an existing driveway; Parcel B will front on County-maintained Center Road; Parcel C will have access to County-maintained River Road via an existing driveway and road frontage on Center Road; and Parcel D will front both County-maintained Orchard and River Roads.

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

**PARCEL MAP APPLICATION NO. PLN2022-0053 – THOMAS AND DEBORAH MORRIS**

Attachment A

Distribution List

X	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
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
X	CA STATE LANDS COMMISSION ENVIRONMENTAL PLANNING AND MANAGEMENT DIVISION	X	STAN CO ERC
	CEMETERY DISTRICT	X	STAN CO FARM BUREAU
X	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO HAZARDOUS MATERIALS
	CITY OF:		STAN CO PARKS & RECREATION
	COMMUNITY SERVICES DIST:	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 3: WITHROW
X	FIRE PROTECTION DIST: WEST STANISLAUS	X	STAN COUNTY COUNSEL
X	GSA: NORTHWESTERN DELTA- MENDOTA		StanCOG
	HOSPITAL DIST:	X	STANISLAUS FIRE PREVENTION BUREAU
X	IRRIGATION DIST: EL SOLYO WATER DISTRICT	X	STANISLAUS LAFCO
X	STANISLAUS COUNTY EMERGENCY MEDICAL SERVICES		STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10
	MUNICIPAL ADVISORY COUNCIL:		SURROUNDING LANDOWNERS
X	PACIFIC GAS & ELECTRIC		INTERESTED PARTIES
	POSTMASTER:	X	TELEPHONE COMPANY: AT&T
X	RAILROAD: CALIFORNIA NORTHERN		TRIBAL CONTACTS (CA Government Code §65352.3)
X	SAN JOAQUIN VALLEY APCD		US ARMY CORPS OF ENGINEERS
X	SCHOOL DIST 1: PATTERSON JOINT UNIFIED	X	US FISH & WILDLIFE
	SCHOOL DIST 2:		US MILITARY (SB 1462) (7 agencies)
	WORKFORCE DEVELOPMENT		USDA NRCS
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:** PARCEL MAP APPLICATION NO. PLN2022-0053 – THOMAS AND DEBORAH MORRIS

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

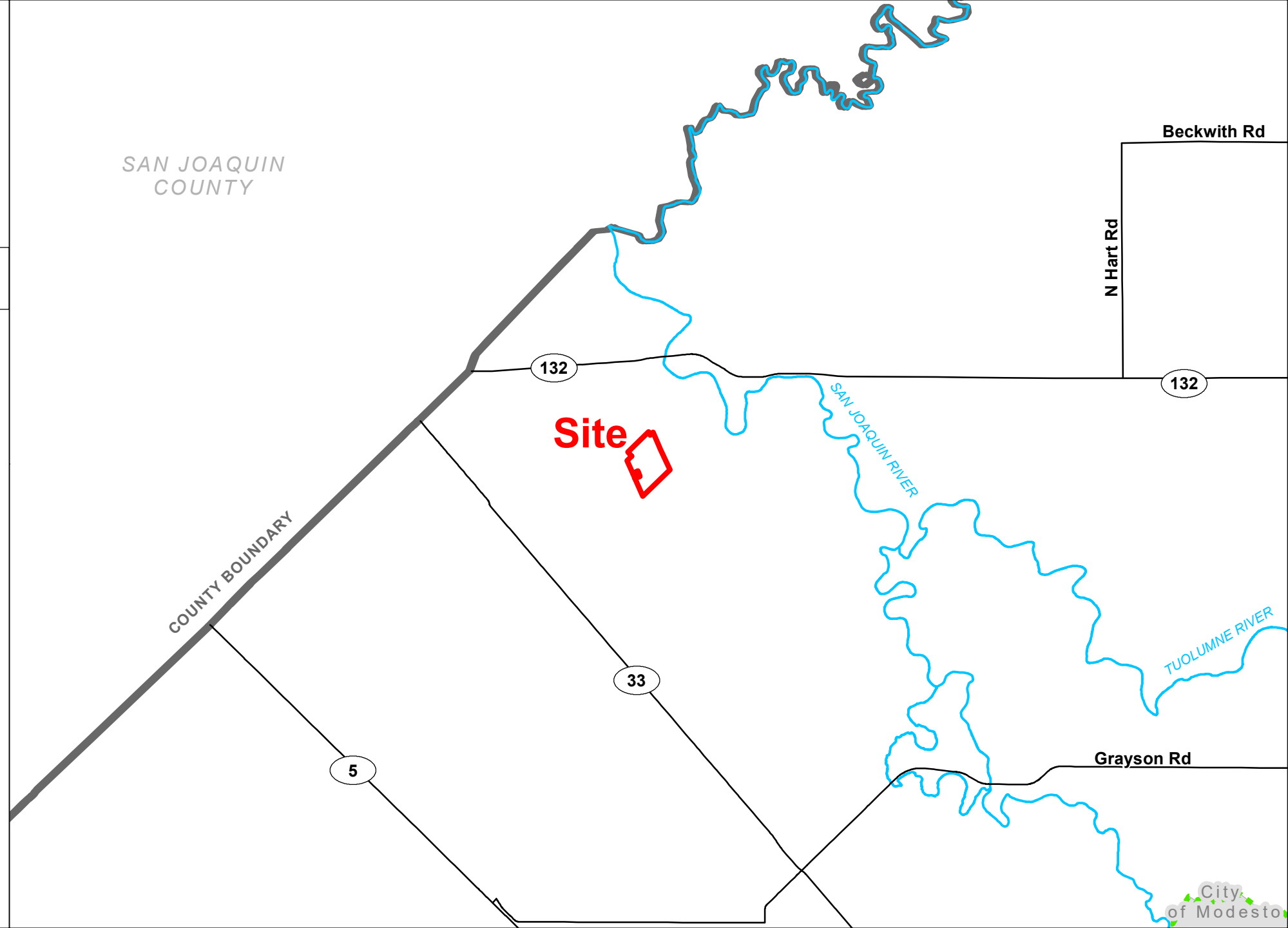
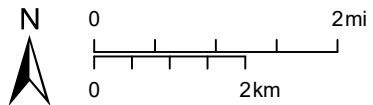
# THOMAS and DEBORAH MORRIS

PM  
PLN2022-0053

## AREA MAP

### LEGEND

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






# THOMAS and DEBORAH MORRIS

PM  
PLN2022-0053

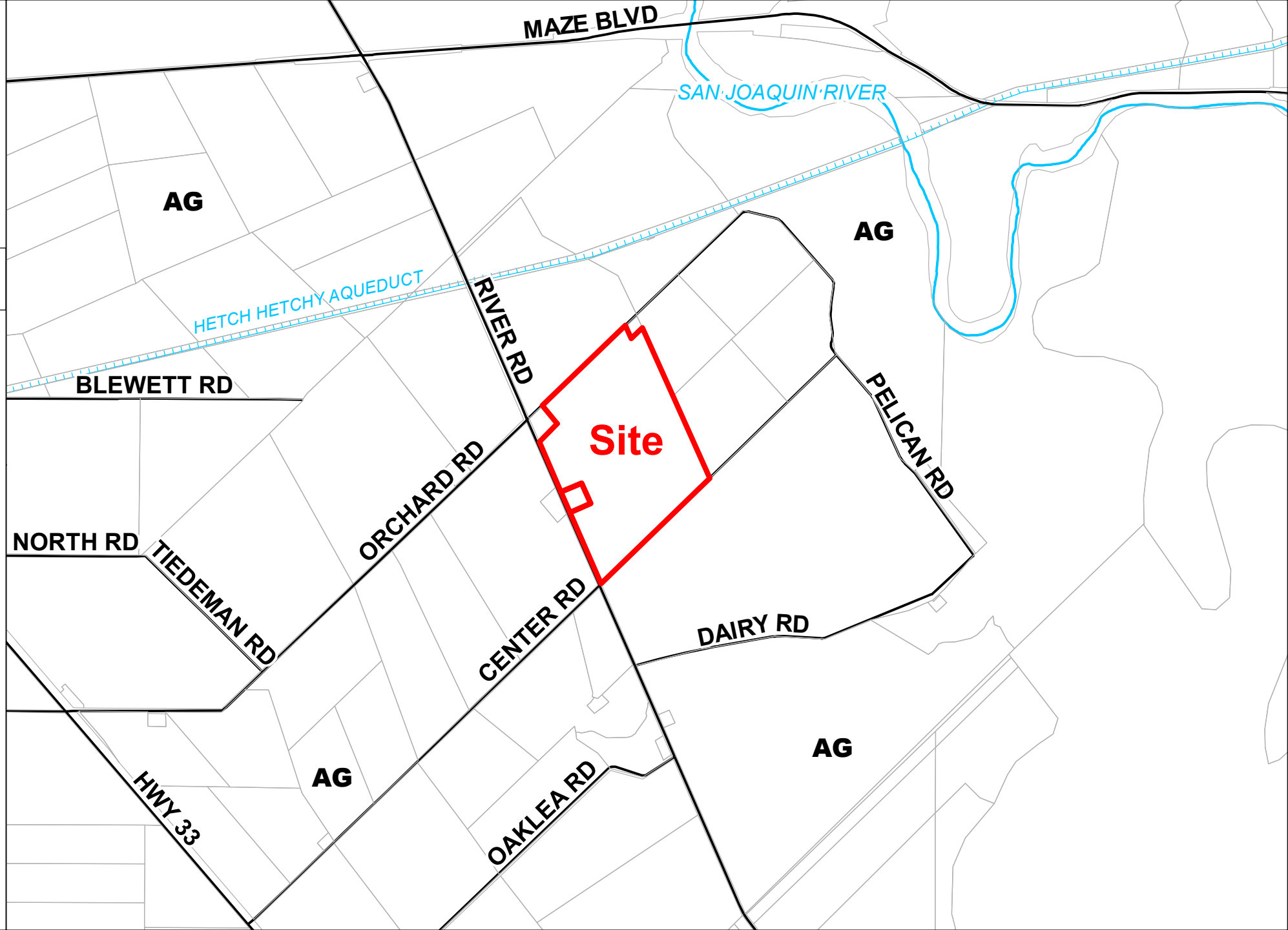
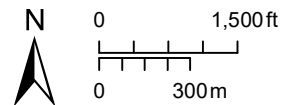
## GENERAL PLAN MAP

### LEGEND

-  Project Site
-  Parcel
-  Road
-  River
-  Canal

### General Plan

-  Agriculture









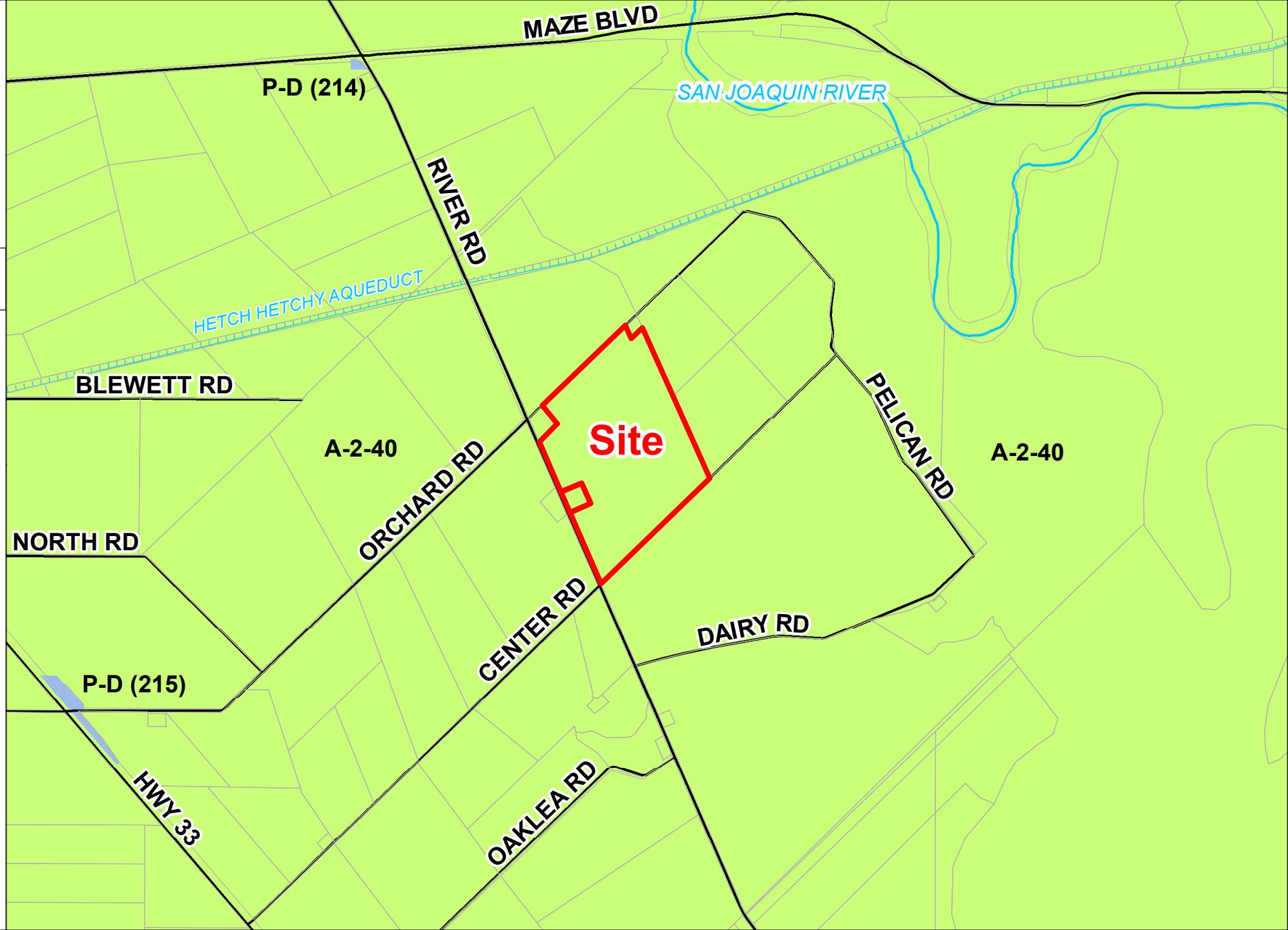
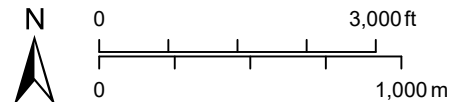
# THOMAS and DEBORAH MORRIS

PM  
PLN2022-0053

## ZONING MAP

### LEGEND

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







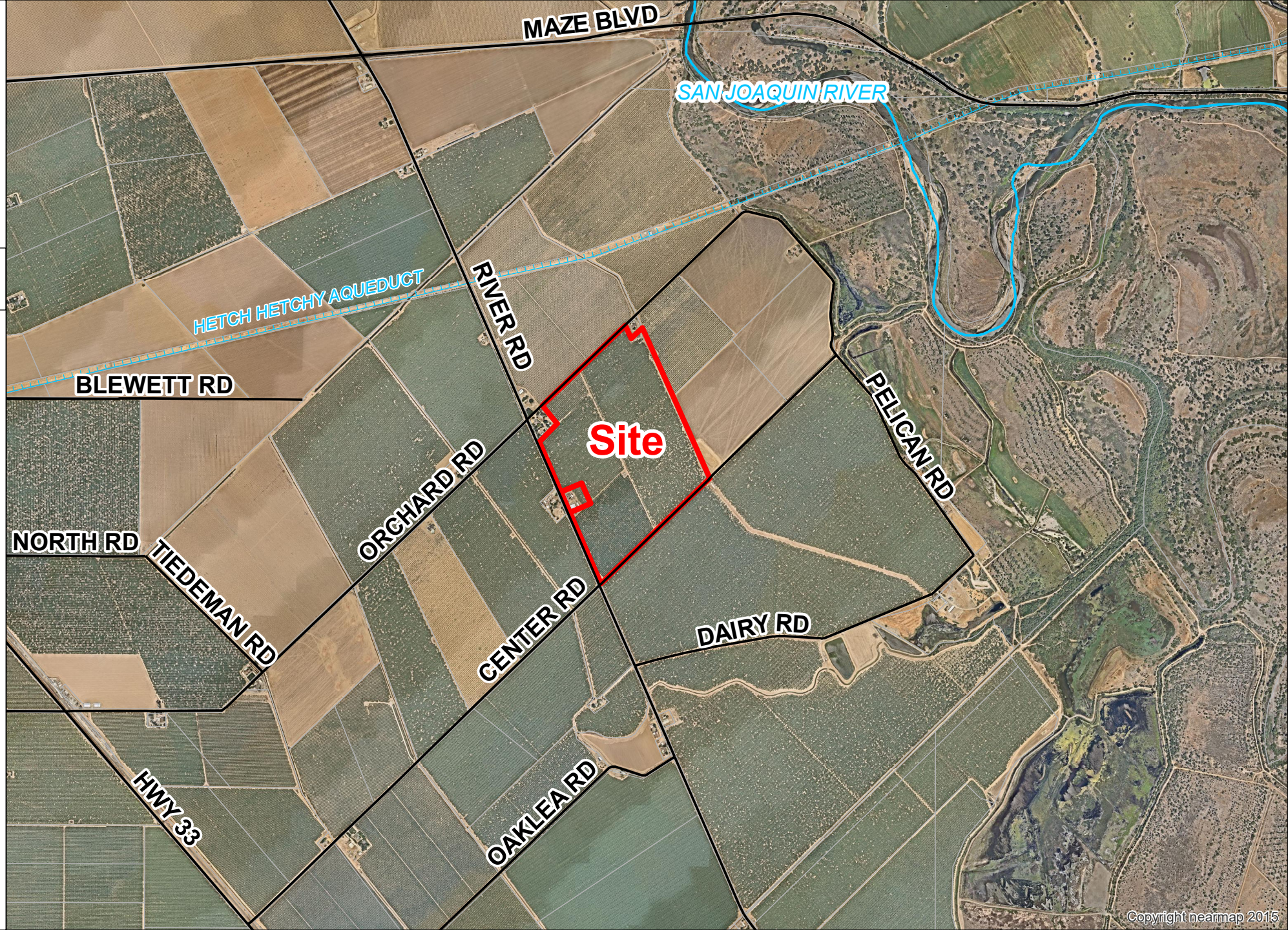
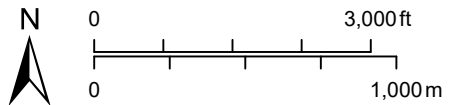
# THOMAS and DEBORAH MORRIS

PM  
PLN2022-0053

## 2022 AERIAL AREA MAP

### LEGEND

-  Project Site
-  Road
-  River
-  Canal





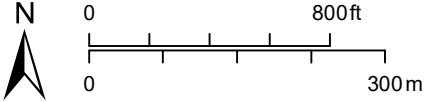
**THOMAS  
and DEBORAH  
MORRIS**

**PM  
PLN2022-0053**

*2022 AERIAL SITE MAP*

LEGEND

-  Project Site
-  Road



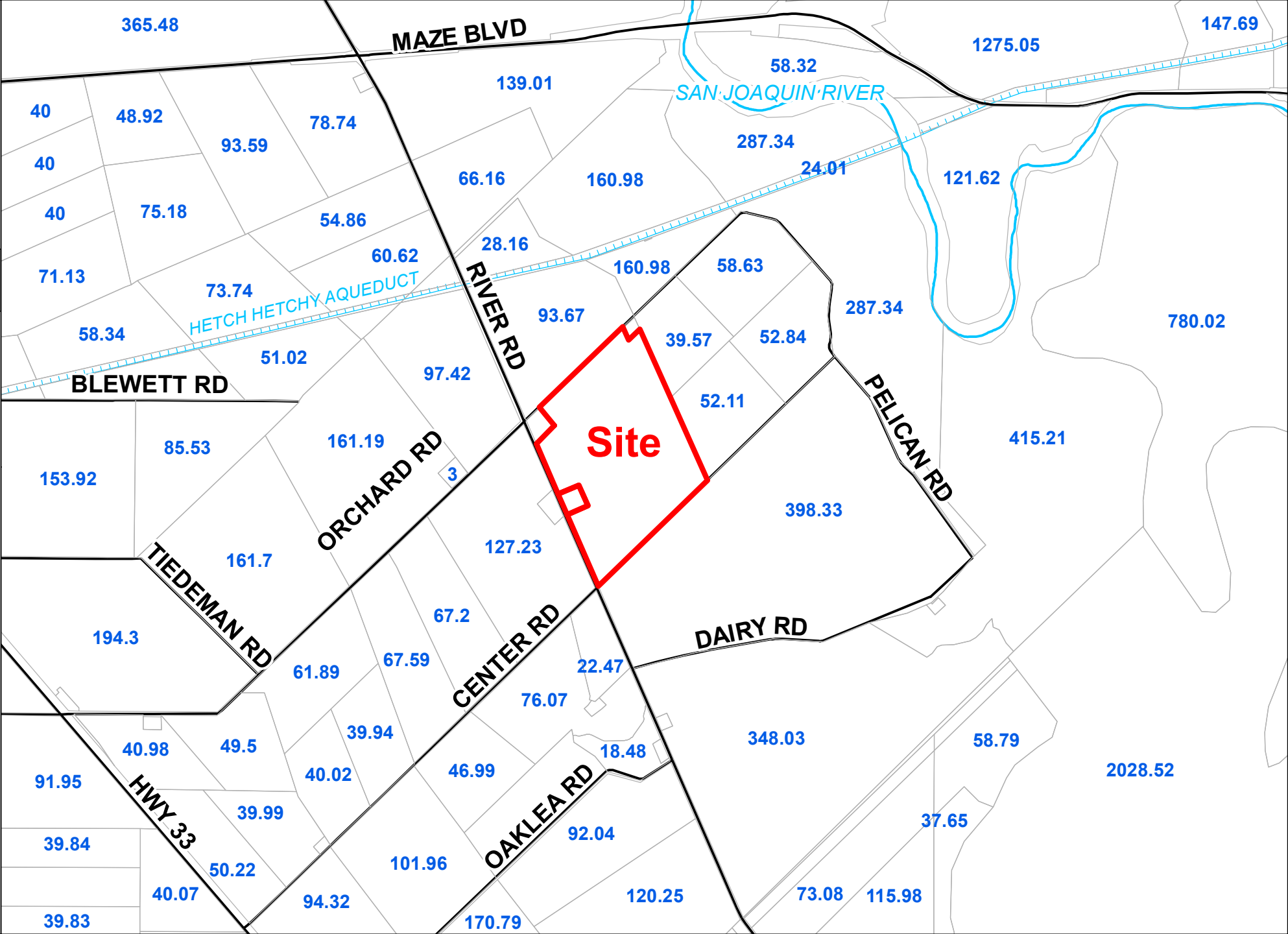
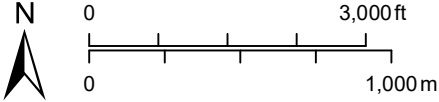
# THOMAS and DEBORAH MORRIS

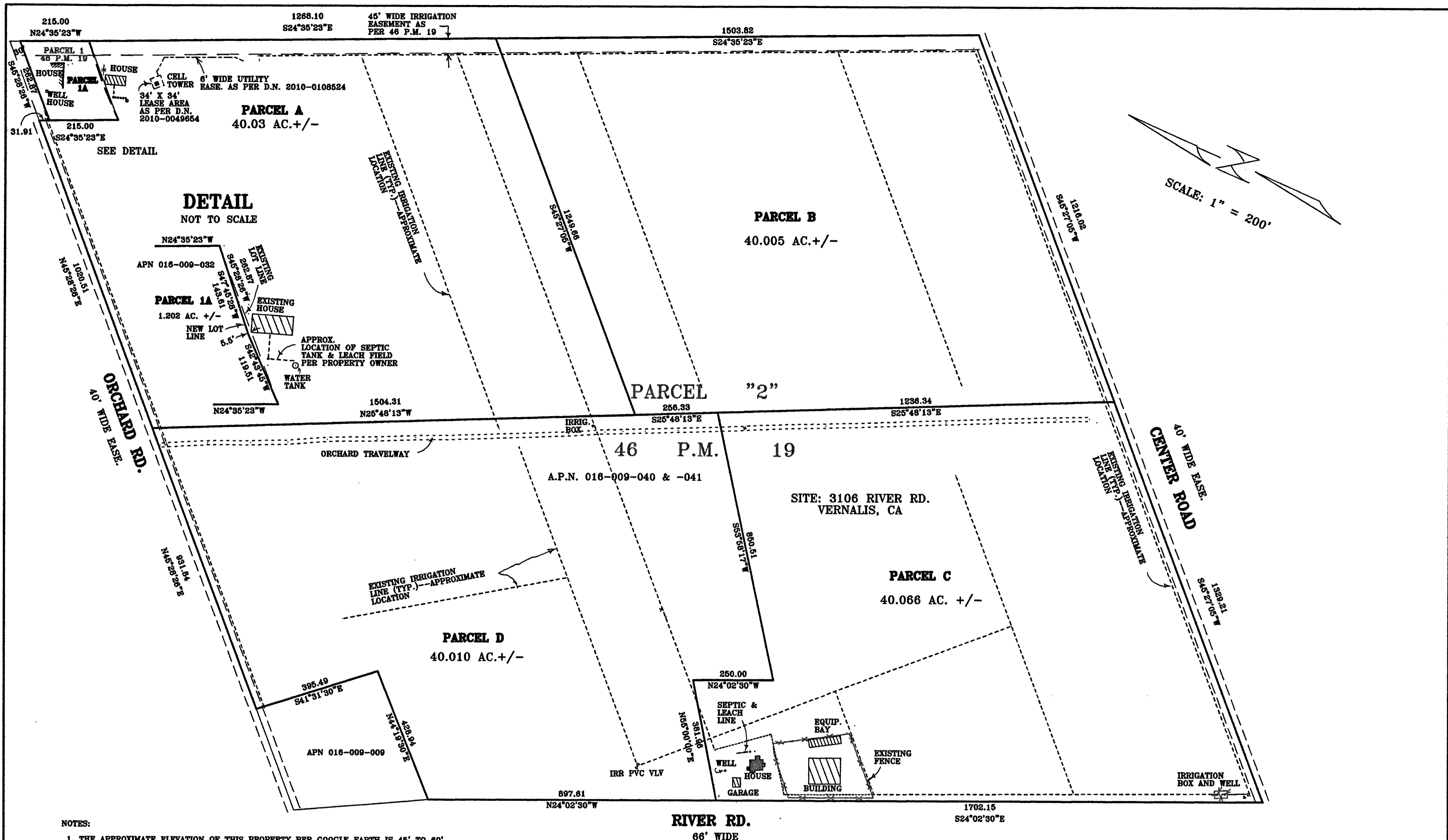
## PM PLN2022-0053

### ACREAGE MAP

#### LEGEND

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





**NOTES:**

1. THE APPROXIMATE ELEVATION OF THIS PROPERTY PER GOOGLE EARTH IS 45' TO 60' ABOVE SEA LEVEL.
2. THIS MAP DOES NOT REPRESENT A FINAL BOUNDARY SURVEY. PROPERTY LINES SHOWN WERE TAKEN FROM 46 P.M. 19 AND ARE SUBJECT TO CHANGE UPON CONDITIONS OF APPROVAL AND ADDITIONAL BOUNDARY SURVEY WORK.
3. EASEMENTS SHOWN WERE TAKEN FROM A PRELIMINARY TITLE REPORT PREPARED BY CHICAGO TITLE COMPANY DATED MARCH 24, 2022 WITH TITLE NUMBER FSST-5112200720. SEVERAL EASEMENTS IN SAID REPORT ARE UNLOCATEABLE PER RECORD:
  - A) PT&T EASEMENT--2482 O.R. 382
  - B) PT&T EASEMENT--409 O.R. 368
  - C) WEST STANISLAUS IRRIGATION DISTRICT--873 O.R. 448
  - D) W.S.L.D. STORM DRAIN EASEMENT AND OTHER EASEMENTS FOR DITCHES, ETC. 1024 O.R. 25
4. THE LOCATION OF IRRIGATION LINES IS APPROXIMATE AND WAS TAKEN FROM THE SURVEYED LOCATION OF IRRIGATION BOXES, VALVES, AND FROM MEASUREMENTS AND SKETCH PROVIDED BY OWNER. NOT ALL IRRIGATION LINES ARE SHOWN--ONLY MAIN LINES ARE SHOWN.
5. THIS PROPERTY IS LOCATED IN FLOOD ZONE X.
6. A LIFE ESTATE IS NOTED IN THE PRELIMINARY REPORT UNDER EXCEPTION 24--D.N. 2010-0000380. THE LIFE ESTATE HAS CEASED DUE TO THE DEATH OF KAY MORRIS IN NOVEMBER, 2020.
7. THE PURPOSE OF THIS TENTATIVE MAP IS TO SHOW A PROPOSED 4 PARCEL SUBDIVISION AND A LOT LINE ADJUSTMENT WITH THE 1.2 ACRE PARCEL AT NORTH PORTION OF PROJECT.

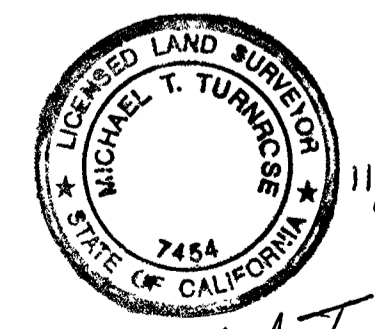
**TENTATIVE MAP**

SHOWING A PROPOSED FOUR (4) PARCEL SUBDIVISION OF AND L.L.A. OF PARCEL 1 & 2 AS SHOWN ON THAT CERTAIN PARCEL MAP FILED IN VOLUME 46 OF PARCEL MAPS AT PAGE 19, BEING MORE COMMONLY KNOWN AS A.P.N. 016-009-040 & -041 STANISLAUS COUNTY RECORDS, CA.

--FOR--  
 TOM AND DEBBIE MORRIS  
 P.O. BOX 184  
 WESTLEY, CA 95387  
 209.541.6183

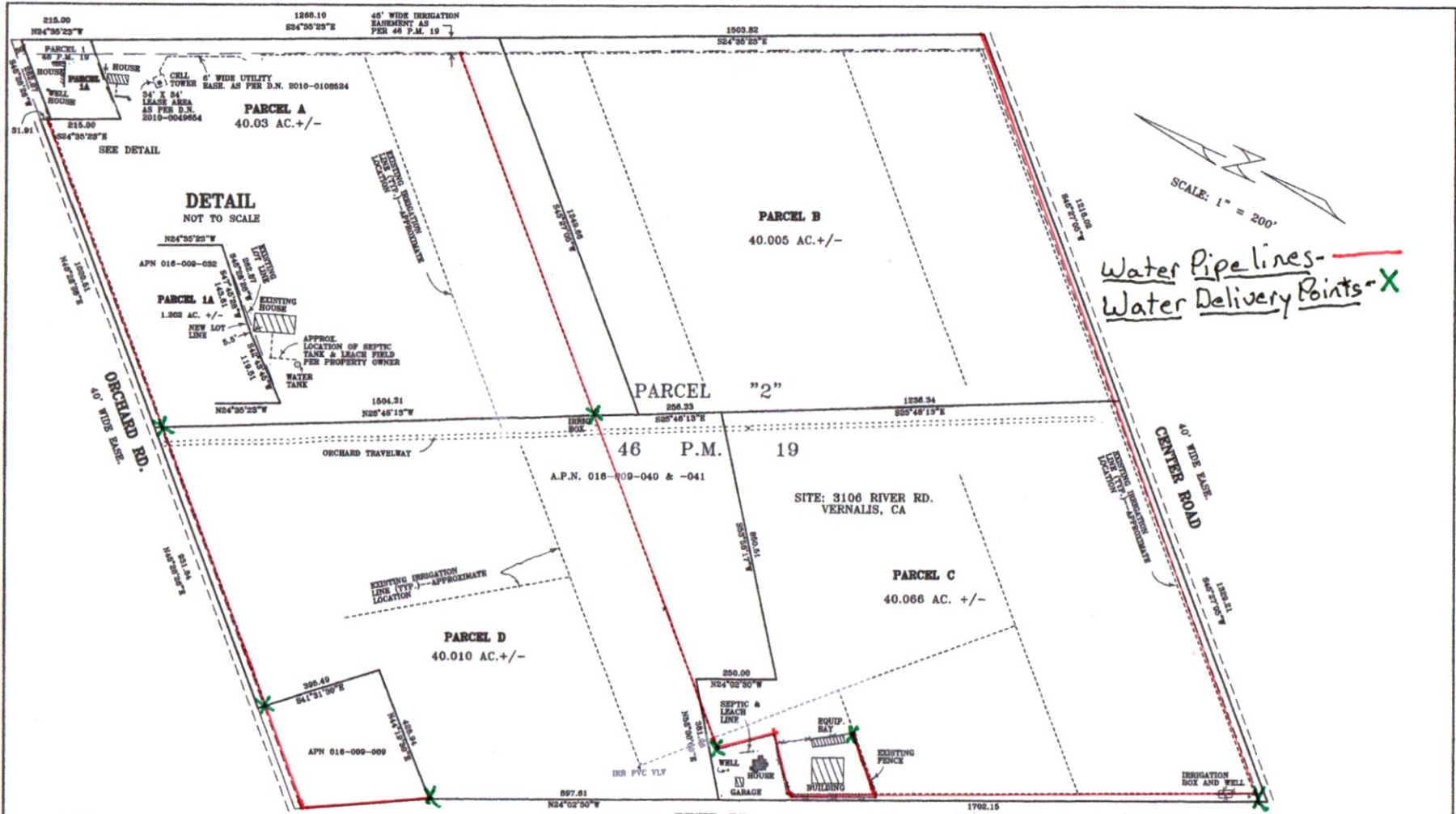
UNINCORPORATED STANISLAUS COUNTY CALIFORNIA  
 SCALE: 1" = 200' NOVEMBER 2022

**TURNROSE LAND SURVEYING**  
 125 EAST MAIN ST.--SUITE 4  
 RIPON, CA 95366  
 209.599.5100  
 BAY AREA 650.324.3316

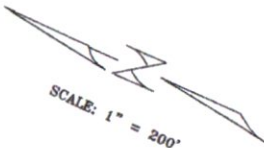


*Michael T. Turnrose*

11/17/22



Water Pipelines - —  
 Water Delivery Points - X



- NOTES:
1. THE APPROXIMATE ELEVATION OF THIS PROPERTY PER GOOGLE EARTH IS 45' TO 50' ABOVE SEA LEVEL.
  2. THIS MAP DOES NOT REPRESENT A FINAL BOUNDARY SURVEY. PROPERTY LINES SHOWN WERE TAKEN FROM 46 P.M. 19 AND ARE SUBJECT TO CHANGE UPON CONDITIONS OF APPROVAL AND ADDITIONAL BOUNDARY SURVEY WORK.
  3. EASEMENTS SHOWN WERE TAKEN FROM A PRELIMINARY TITLE REPORT PREPARED BY CHICAGO TITLE COMPANY DATED MARCH 24, 2022 WITH TITLE NUMBER P087-5112600780. SEVERAL EASEMENTS IN SAID REPORT ARE UNLOCATABLE PER RECORD.
  4. THE LOCATION OF IRRIGATION LINES IS APPROXIMATE AND WAS TAKEN FROM THE SURVEYED LOCATION OF IRRIGATION BOXES, VALVES, AND FROM MEASUREMENTS AND SKETCH PROVIDED BY OWNER. NOT ALL IRRIGATION LINES ARE SHOWN—ONLY MAIN LINES ARE SHOWN.
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11/17/22  
 Michael T. Turnrose

**TENTATIVE MAP**  
 SHOWING A PROPOSED FOUR (4) PARCEL SUBDIVISION OF AND L.L.A. OF PARCEL 1 & 2 AS SHOWN ON THAT CERTAIN PARCEL MAP FILED IN VOLUME 46 OF PARCEL MAPS AT PAGE 19, BEING MORE COMMONLY KNOWN AS A.P.N. 016-009-040 & -041 STANISLAUS COUNTY RECORDS, CA.

---FOR---  
 TOM AND DEBBIE MORRIS  
 P.O. BOX 184  
 WESTLEY, CA 95387  
 209.541.5183

UNINCORPORATED STANISLAUS COUNTY CALIFORNIA  
 SCALE: 1" = 200' NOVEMBER 2022

**TURNROSE LAND SURVEYING**  
 125 EAST MAIN ST.—SUITE 4  
 RIPON, CA 95368  
 209.699.5100  
 BAY AREA 650.324.3318



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

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
- Rezone
- Use Permit
- Variance
- Historic Site Permit
- Subdivision Map
- Parcel Map
- Exception
- Williamson Act Cancellation
- Other \_\_\_\_\_

**PLANNING STAFF USE ONLY:**

Application No(s): PLN 2022-0053  
 Date: 5/2/22  
 S 6 T 4 R 7  
 GP Designation: AG  
 Zoning: A-2-40  
 Fee: 5018  
 Receipt No. 565845  
 Received By: TM  
 Notes: pm in WA

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).*

We would like to make 4 parcels on our 160 acres. - actually it will be 3-40 acre pieces and 1-37 acre piece

# 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 10<sup>th</sup> Street – 3<sup>rd</sup> Floor, (209) 525-6330, if you have any questions. Pre-application meetings are highly recommended.

ASSESSOR'S PARCEL NUMBER(S): Book \_\_\_\_\_ Page \_\_\_\_\_ Parcel \_\_\_\_\_

Additional parcel numbers:  
Project Site Address  
or Physical Location:

**3106 River Rd., Vernalis, Ca 95385 (Stanislaus County)**

**016-009-040 - 016-009-032**

Property Area: Acres: **160** or Square feet: \_\_\_\_\_

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

**Ag 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: \_\_\_\_\_

Proposed General Plan & Zoning: \_\_\_\_\_  
(if applicable)

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

East: **Orchards**

West: **Orchards**

North: **Orchards**

South: **Orchards**

## WILLIAMSON ACT CONTRACT:

Yes  No

Is the property currently under a Williamson Act Contract?

Contract Number: **Unknown**

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

Date Filed: \_\_\_\_\_

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.)

**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.**

**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: 14,000 Sq. Ft. Landscaped Area: 25,000 Sq. Ft.

Proposed Building Coverage: 0 Sq. Ft. Paved Surface Area: 3000 Sq. Ft.

**BUILDING CHARACTERISTICS:**

Size of new structure(s) or building addition(s) in gross sq. ft.: (Provide additional sheets if necessary) \_\_\_\_\_

NIA

Number of floors for each building: 1

Building height in feet (measured from ground to highest point): (Provide additional sheets if necessary) antennas 30 ft shop - 28 ft, modular house 14 ft, other house 25 ft.

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) cell tower - 100 ft

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

**UTILITIES AND IRRIGATION FACILITIES:**

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

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

Electrical: PGE Sewer\*: \_\_\_\_\_

Telephone: NIA Gas/Propane: \_\_\_\_\_

Water\*\*\*: NIA Irrigation: El Solyo Water Dist.



**\*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:)

**No**  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

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

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

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

**AFFORDABLE HOUSING/SENIOR:**

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

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

Total No. Lots: \_\_\_\_\_ Total Dwelling Units: \_\_\_\_\_ Total Acreage: \_\_\_\_\_

Net Density per Acre: \_\_\_\_\_ Gross Density per Acre: \_\_\_\_\_

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

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

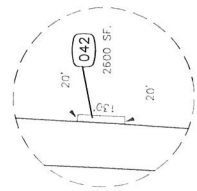
Square footage of each existing or proposed building(s): \_\_\_\_\_

\_\_\_\_\_  
Type of use(s): \_\_\_\_\_  
\_\_\_\_\_

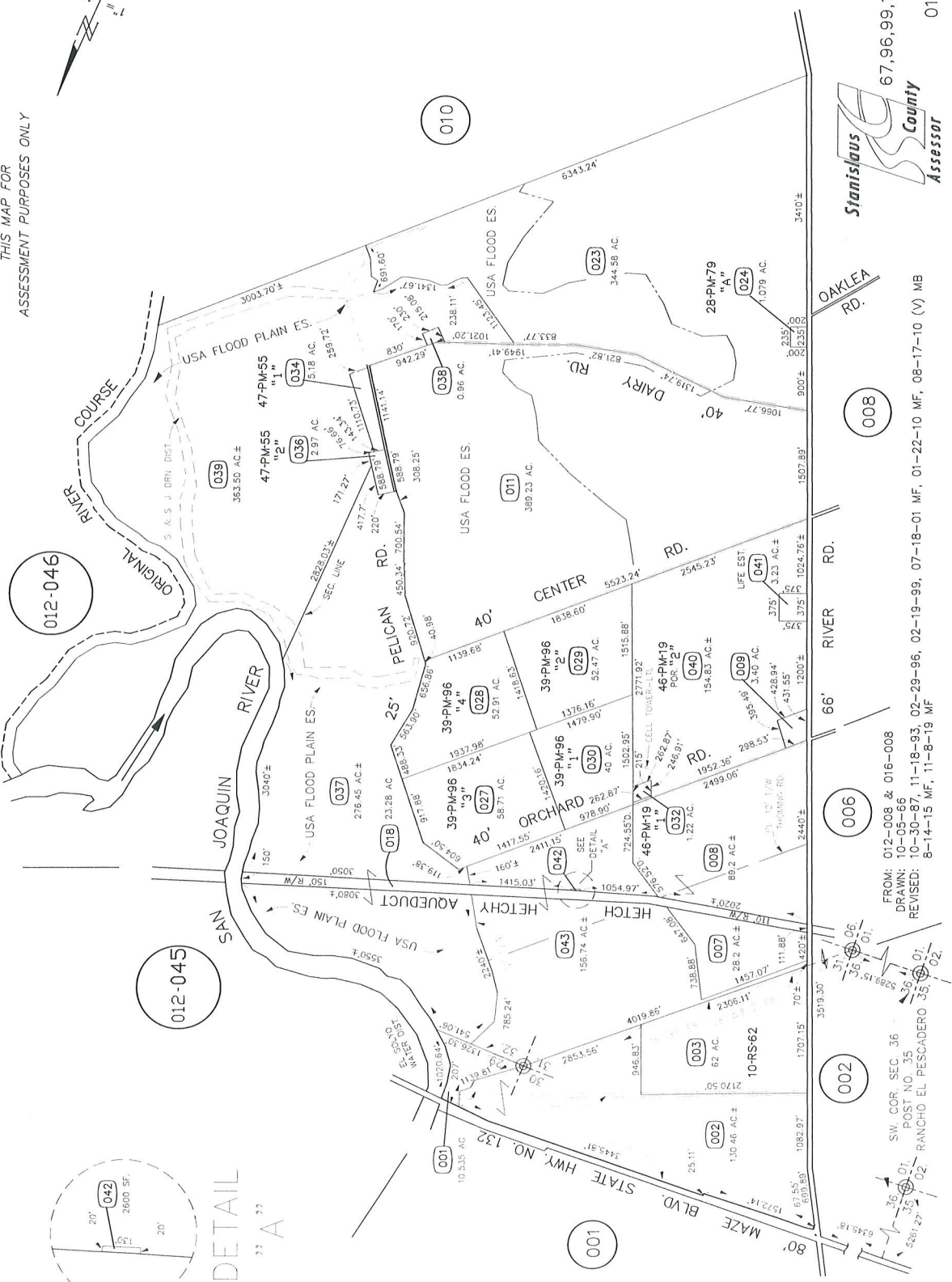
PORTION T.3S. R.7E. & T.4S. R.7E. M.D.B. & M.  
 POR. RANCHO EL PESCADERO (01M69)  
 POR. EL SOLYO RANCH

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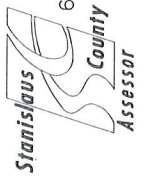
THIS MAP FOR  
 ASSESSMENT PURPOSES ONLY



DETAIL  
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FROM: 012-008 & 016-008  
 DRAWN: 10-03-66  
 REVISED: 10-30-87, 11-18-93, 02-29-96, 02-19-99, 07-18-01 MF, 01-22-10 MF, 08-17-10 (V) MB  
 8-14-15 MF, 11-8-19 MF



67,96,99,10,11  
 Stanislaus County  
 Assessor 016 - 009

## CENTRAL CALIFORNIA INFORMATION CENTER

*California Historical Resources Information System*

Department of Anthropology – California State University, Stanislaus

One University Circle, Turlock, California 95382

(209) 667-3307



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

**Date:** 4/19/2022

**Records Search File #:** 12160N

**Project:** 160-acre Parcel Split,

**APN 016-009-040 & 016-009-041**

Debbie Morris, Landowner    Billing address:  
3106 River Road            P.O. Box 184  
Vernalis, CA 95385        Westley, CA 95387  
209-541-6182                mornuts1990@gmail.com

Dear Ms. Morris:

We have conducted a non-confidential extended records search as per your request for the above-referenced project area located on portions of the Ripon and Westley USGS 7.5-minute quadrangle maps 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 CCalC 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 and structures within the project area.
- The General Land Office survey plats for T3S R7E (dated 1855) and T4S R7E (dated 1855) show the project area within the historic Rancho El Pescadero land grant, with sections divided into parcels of various acreages.

- The Official map of the County of Stanislaus (1906) shows historic landowners Meyer and Guthrie in the project vicinity.
- The 1915 editions of the Ripon and Westley USGS quadrangles do not reference any historic features within the project area.

**Prehistoric or historic resources within the immediate vicinity of the project area:** We caution you that both prehistoric and historic archaeological resources, including Native American burials and habitation sites have been found in subsurface context in association with the environs of the Stanislaus River within the Ripon/Westley vicinity.

**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:** No project-specific investigation has been formally reported to the Information Center.

**Recommendations/Comments:**

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

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

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

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

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

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

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

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

We thank you for contacting this office regarding historical resource preservation. Please let us know when we can be of further service. Thank you for sending the 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](mailto:ARBilling@csustan.edu), CSU Stanislaus Financial Services