

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS  
ACTION AGENDA SUMMARY

DEPT: Planning and Community Development AF

BOARD AGENDA # \*D-1

Urgent  Routine

AGENDA DATE October 2, 2012

CEO Concurs with Recommendation YES  NO   
(Information Attached)

4/5 Vote Required YES  NO

SUBJECT:

Approval of a Negative Declaration Pursuant to the California Environmental Quality Act, Approval to Adopt Plans and Specifications for the Airport and Parklawn Neighborhood Sewer Improvement Projects, Set the Bid Opening Date for the Parklawn Neighborhood Sewer Improvement Project, and Direct Staff to Proceed with the Preparation of the Empire Storm Drain Project 1B Plans and Specifications

STAFF RECOMMENDATIONS:

1. Adopt the Negative Declaration pursuant to CEQA Guidelines Section 15074(b), by finding that on the basis of the whole record, including the Initial Study and any comments received, that there is no substantial evidence the project will have a significant effect on the environment and that the Negative Declaration reflects Stanislaus County's independent judgment and analysis.
2. Order the filing of a Notice of Determination with the Stanislaus County Clerk-Recorder's Office pursuant to Public Resources Code Section 21152 and CEQA Guidelines Section 15075.

(Continued on page 2)

FISCAL IMPACT:

The total anticipated construction cost including contingencies, construction engineering, and materials testing, based on current costs, for the Airport and Parklawn Neighborhood Sewer Improvement Projects are \$9,507,994 and \$5,059,717 respectively (not including individual sewer connection fees estimated at approximately \$5,000 per parcel). The County has approximately \$1.6 million of allocated Community Development Block Grant (CDBG) funds that are available for construction of either the Airport or Parklawn Neighborhood Sewer Improvement Projects and engineering and phasing of the Phase 1B Empire Storm Drain Project.

(Continued on page 2)

BOARD ACTION AS FOLLOWS:

No. 2012-509

On motion of Supervisor De Martini, Seconded by Supervisor Monteith  
and approved by the following vote,

Ayes: Supervisors: Chiesa, Withrow, Monteith, De Martini and Chairman O'Brien

Noes: Supervisors: None

Excused or Absent: Supervisors: None

Abstaining: Supervisor: None

1) X Approved as recommended

2) \_\_\_\_\_ Denied

3) \_\_\_\_\_ Approved as amended

4) \_\_\_\_\_ Other:

MOTION:



ATTEST: CHRISTINE FERRARO TALLMAN, Clerk

File No.

Approval of a Negative Declaration Pursuant to the California Environmental Quality Act, Approval to Adopt Plans and Specifications for the Airport and Parklawn Neighborhood Sewer Improvement Projects, Set the Bid Opening Date for the Parklawn Neighborhood Sewer Improvement Project, and Direct Staff to Proceed with the Preparation of the Empire Storm Drain Project 1B Plans and Specifications  
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**STAFF RECOMMENDATIONS: (Continued)**

3. Adopt the plans and specifications for the Parklawn Neighborhood and Airport Neighborhood Sewer Improvement Projects.
4. Direct the Department of Public Works to set the bid opening date and time for the Parklawn Neighborhood Sewer Improvement Project as proposed in the Discussion.
5. Direct the Department of Public Works to publish and mail the notice inviting bids to trade journals as required by law prior to opening bids.
6. Direct the Department of Public Works to proceed with the preparation of the Empire Storm Drain Project 1B plans and specifications
7. Prior to an Award of Construction for the Parklawn Neighborhood Sewer Improvement Project, staff shall develop a preliminary finance plan and schedule for all three target projects (Airport, Empire, and Parklawn) allowing funding to be utilized among the three target projects with priority for the next available CDBG funding going to Airport and Empire. The Award shall be for the bid alternative allowing the Stanislaus Urban County to meet minimum CDBG timeliness thresholds.

**FISCAL IMPACT: (Continued)**

The County has identified the need to spend approximately \$1.3 million of CDBG funds on actual construction by April 2013. Stanislaus County, along with the cities of Ceres, Hughson, Newman, Oakdale, Patterson, and Waterford, form what is known as the Stanislaus Urban County, annually receiving CDBG entitlement funds from the U.S. Department of Housing and Urban Development (HUD). The Stanislaus Urban County is required to meet an annual timeliness threshold in which more than 1.5 times the annual allocation must be spent by April of the allocation fiscal year. Failure to meet threshold requirements by April may require the return of funds and could jeopardize future CDBG funding.

As the lead agency for the Stanislaus Urban County, the County is ultimately responsible for ensuring that the collective timeliness for spending down CDBG funds is met. The identified \$1.3 million is the current estimate of CDBG funds that the County must plan on spending by April 2013. This amount will likely be reduced as the partnering cities spend down their allocations; however, the County maintains a conservative estimate since it cannot control the expenditures of the partnering jurisdictions.

Approval of a Negative Declaration Pursuant to the California Environmental Quality Act, Approval to Adopt Plans and Specifications for the Airport and Parklawn Neighborhood Sewer Improvement Projects, Set the Bid Opening Date for the Parklawn Neighborhood Sewer Improvement Project, and Direct Staff to Proceed with the Preparation of the Empire Storm Drain Project 1B Plans and Specifications  
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The Parklawn Neighborhood Sewer Project bid will include bid alternatives allowing for the phased construction of the project as funding becomes available. This item recognizes the use of \$1.3 million to fund the Parklawn Neighborhood Sewer Project backbone infrastructure and preparation of the Empire Storm Drain Project Phase 1B plans and specifications. The Airport Neighborhood Sewer Improvement Project is not ready to proceed to bid at this time due to the need for a Measure M vote.

#### **DISCUSSION:**

This item was originally scheduled to be considered by the Board of Supervisors on September 25, 2012, but was removed from the agenda to allow staff an opportunity to clarify new information regarding the status of the Empire Storm Drain Project and to provide additional funding information. The September 25, 2012 Board report with attachments is provided as Attachment 1 of this report.

The Airport and Parklawn Neighborhood Sewer Improvement Projects along with the Empire Storm Drain Project have been identified as target projects for use of available Community Development Block Grant (CDBG) and former Redevelopment (RDA) funding. The only work completed for either of the sewer projects are the plans and specifications proposed for adoption, which have been entirely funded by a grant from the State Water Resource Control Board (SWRCB). The Empire Storm Drain Project consists of four phases (1A, 1B, 2, and 3). Engineering and construction of phase 1A was completed in December, 2010 using both CDBG and former RDA funds.

Following the February 1, 2012 dissolution of RDA's in California, there is no longer RDA funding available for infrastructure projects. The \$32 million Public Works Agreement authorized by the RDA for "pay-as-you-go" infrastructure projects has been determined by the State Department of Finance not to be an enforceable obligation under the provisions of the Redevelopment Dissolution Act. It is also anticipated that the approximately \$4.6 million of cash held by the former RDA for infrastructure projects will need to be returned to the State upon completion of an ongoing due diligence review to be completed in January 2013.

The loss of RDA funding has made the timing for preceding with CDBG funded infrastructure projects a greater challenge for Stanislaus County. For the County's identified target projects, annual allocations are too small to allow for complete construction of a project and holding onto multiple annual allocations can be problematic if the construction costs for project phases are too high for the available funding or too low to meet expenditure requirements.

The September 25, 2012, staff recommendation to set the bid opening for the Parklawn Sewer Project was based on the following construction constraints:

Approval of a Negative Declaration Pursuant to the California Environmental Quality Act, Approval to Adopt Plans and Specifications for the Airport and Parklawn Neighborhood Sewer Improvement Projects, Set the Bid Opening Date for the Parklawn Neighborhood Sewer Improvement Project, and Direct Staff to Proceed with the Preparation of the Empire Storm Drain Project 1B Plans and Specifications

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Airport Sewer Project – Construction of this project is estimated at approximately \$9.5 million. The actual connection of the project to the City of Modesto's sewer system requires an advisory Measure M vote of the public. Efforts were made by County and City staff to get the necessary vote on the November 2012 ballot, however, this effort was abandoned when the cost of this one vote alone was determined to be approximately \$100,000. Staff is working to find a more cost effective means of obtaining the Measure M vote. One option may be to combine all County islands needing a Measure M vote within Modesto's sphere (including Airport) as one ballot measure. Staff is currently working with their respective legal counsels and the Clerk-Recorder to determine the feasibility of this option.

Empire Storm Drain Project – Construction of this project is estimated at approximately \$11.2 million (\$5 million, \$2.7 million, and \$3.5 million, respectively for phases 1B, 2, and 3). The engineering of the remaining phases of this project have been delayed to allow for repairs to a Modesto Irrigation District (MID) river outfall needed to complete the project. This river outfall rehabilitation project has been delayed for nearly two years due to resource agency permitting requirements. Issues that had to be addressed prior to construction included habitat mitigation for the Valley Elderberry Beetle, Swainson Hawk avoidance, and other sensitive habitat avoidance and mitigation. Additionally, due to the projects location relative to the BNSF Railroad, proper permitting was needed from the railroad. The scope of the construction project includes the replacement of approximately 300 feet of 42" pipe. The need for this project is due to the fact that the existing pipeline / outfall was not originally constructed to handle the larger flows that Empire would be generating. This outfall serves drainage needs of the MID lateral system, Caltrans drainage from SR132 and the proposed Empire drainage system.

Since preparing the September 25, 2012 Board report, staff has been informed by MID that the river outfall rehabilitation project is nearing completion; with work scheduled to be complete by the second week of October.

In addition to the river outfall delay project viability has been impacted by the loss of RDA funding, which had been the projects only identified funding source large enough to allow for the completion of a complete phase or the entire project. Staff has pursued United States Department of Agriculture (USDA) funding available to low-income small rural communities; however, the USDA classifies Empire as part of the City of Modesto for purposes of determining population and, as such, the Empire project does not qualify for available funding.

The Fiscal Year 2012-2013 CDBG Annual Action Plan shifted the funding focus towards the Airport and Parklawn Sewer Projects in light of the pending river outfall repairs and in response to the Board of Supervisors August 23, 2011, and former Stanislaus Redevelopment Agency September 13, 2011, adoption of Neighborhood Infrastructure Project Ranking Criteria which specified a number of factors needing to be taken into

consideration in order to consider projects for funding. Those factors include, but may not be limited to, the following:

- a. Health and safety needs of the program/project and how those needs compare with the needs of other programs/projects. (i.e., high per capita septic system failures).
- b. The willingness and ability of the local community to assess themselves for purposes of contributing towards project costs and costs of ongoing maintenance and operation of improvements inclusive of support of the program/project by the area's Municipal Advisory Council (MAC) or an organized community group (if no MAC exists to represent the area).
- c. Identified and available funding sources for the specific program/project (the ability to leverage local agency dollars with outside funding sources are critical to ensuring a successful program/project).
- d. For public infrastructure improvement projects:
  - 1) A working partnership between service provider(s), the local community, and the Agency,
  - 2) The availability of engineered designs and a cost analysis for the project,
  - 3) The willingness/ability of the service provider(s) to consider annexation of the improvements to be made.

Parklawn Sewer – Construction of this project is estimated at approximately \$5.5 million. The project has already received an advisory Measure M vote, back in 2010, allowing for connection to the City of Modesto's sewer system.

While full funding is not available for the Parklawn Sewer project, it is the only project ready to start construction. Staff's recommendation is to use the existing allocated CDBG funding, up to the amount needed to meet CDBG timeliness requirements, to construct the primary backbone infrastructure needed to serve the entire Parklawn community. The proposed bid includes bid alternatives allowing for phased construction. The September 25<sup>th</sup> Board report identifies the possible need to utilize a portion of the 2013-2014 Fiscal Year CDBG allocation of approximately \$500,000 to finalize construction of the backbone infrastructure.

With the river outfall available for use, it is now a viable option to move forward with the preparation of the plans and specifications for the Empire Storm Drain Project and it is possible to complete one phase of the project design by April 2013 for a cost of \$100,000 (each phase of the project design is estimated to cost \$100,000 for a total cost of \$300,000). This option may offset the need to commit Fiscal Year 2013-2014 CDBG funds towards the Parklawn Sewer project as discussed in the September 25<sup>th</sup> Board report. The offset is still dependent on the actual bid costs of the backbone infrastructure and re-assessment of the entire Urban County's progress towards meeting timelines.

Approval of a Negative Declaration Pursuant to the California Environmental Quality Act, Approval to Adopt Plans and Specifications for the Airport and Parklawn Neighborhood Sewer Improvement Projects, Set the Bid Opening Date for the Parklawn Neighborhood Sewer Improvement Project, and Direct Staff to Proceed with the Preparation of the Empire Storm Drain Project 1B Plans and Specifications

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The backbone infrastructure alone will provide the Parklawn Neighborhood with substantial leverage to use in obtaining other funding to complete the project. Staff has been working with representatives of California Rural Legal Assistance (CRLA) to aid the community in formation of a Proposition 218 Property Assessment District (or another similar assessment method) necessary for individual property owners to contribute toward project costs. Staff is also working with CRLA to pursue available funding from the SWRCB to complete construction of the project.

With substantial CDBG funding provided to the Parklawn Neighborhood for the sewer project backbone infrastructure, the Airport Neighborhood and Empire will be given priority in receiving future CDBG funding. Specific CDBG funding allocations will be proposed to the Board of Supervisors as part of the CDBG Annual Action Plan adoption process (typically occurring in March/April).

If approval to set the bid opening date for the Parklawn Neighborhood Sewer Improvement project is approved, the next step will be to return to the Board for an Award of a Construction Contract in November.

In light of this new information regarding the status of the Empire Storm Drain and on-going re-assessment of the CDBG timeliness threshold, the following has been added to staff recommendations:

*Direct Public Works staff to proceed with the preparation of the Empire Storm Drain Project Phase 1B plans and specifications.*

*Prior to an Award of Construction for the Parklawn Neighborhood Sewer Improvement Project staff, shall develop a preliminary finance plan and schedule for all three target projects (Airport, Empire, and Parklawn) allowing funding to be utilized among the three target projects with priority for the next available CDBG funding going to Airport and Empire. The Award shall be for the bid alternative allowing the Stanislaus Urban County to meet minimum CDBG timeliness thresholds.*

The County will continue to work with community groups to identify and pursue alternative funding sources. With completion of the plans and specifications for the Empire Storm Drain project, all three target projects will be in the position of having "shovel ready" construction plans.

The following is a revised tentative schedule for the Parklawn project:

Approval of a Negative Declaration Pursuant to the California Environmental Quality Act, Approval to Adopt Plans and Specifications for the Airport and Parklawn Neighborhood Sewer Improvement Projects, Set the Bid Opening Date for the Parklawn Neighborhood Sewer Improvement Project, and Direct Staff to Proceed with the Preparation of the Empire Storm Drain Project 1B Plans and Specifications

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Adopt Plans & Specifications	October 2, 2012
Advertise for Construction	October 5, October 12, 2012, and October 19, 2012
Bid Opening	October 31, 2012
Award Construction Contract	November 2012
Issue Notice to Proceed	January 2013
Complete Construction	April 2013

The revised schedule reflects the one-week delay in consideration of this item and is aggressive in reflection of the need to have construction completed by April 2013. There may be some delay in awarding the contract if issues needing clarification arise as part of the bid process.

**POLICY ISSUES:**

The recommended actions are consistent with the Board’s priorities of providing A Safe Community, A Healthy Community, and A Well-Planned Infrastructure System by providing a sewer system to facilitate the abandonment of existing failing septic systems thus eliminating the threat to local water supplies and public health risks in this area of Stanislaus County and providing the plans and specifications necessary for construction of a storm drain facility necessary to address health and safety concerns associated with flooded roadways.

**STAFFING IMPACT:**

There is no staffing impact associated with this item.

**CONTACT PERSONS:**

Angela Freitas, Planning and Community Development Director. Telephone: 525-6330  
 Matt Machado, Public Works Director. Telephone: (209) 525-4130.

**ATTACHMENTS:**

1. September 25, 2012 Board of Supervisors Report
2. Plans and Specifications for Airport and Parklawn Neighborhood (**Available from Clerk**)

THE BOARD OF SUPERVISORS OF THE COUNTY OF STANISLAUS  
ACTION AGENDA SUMMARY

DEPT: Planning and Community Development *AF*

BOARD AGENDA # \*D-2

Urgent  Routine

AGENDA DATE September 25, 2012

CEO Concurs with Recommendation YES  NO   
(Information Attached)

4/5 Vote Required YES  NO

SUBJECT:

Approval of a Negative Declaration Pursuant to the California Environmental Quality Act, Approval to Adopt Plans and Specifications for the Airport and Parklawn Neighborhood Sewer Improvement Projects, and Set the Bid Opening Date for the Parklawn Neighborhood Sewer Improvement Project

STAFF RECOMMENDATIONS:

1. Adopt the Negative Declaration pursuant to CEQA Guidelines Section 15074(b), by finding that on the basis of the whole record, including the Initial Study and any comments received, that there is no substantial evidence the project will have a significant effect on the environment and that the Negative Declaration reflects Stanislaus County's independent judgment and analysis.
2. Order the filing of a Notice of Determination with the Stanislaus County Clerk-Recorder's Office pursuant to Public Resources Code Section 21152 and CEQA Guidelines Section 15075.

(Continued on Page 2)

FISCAL IMPACT:

The total anticipated construction cost including contingencies, construction engineering, and materials testing, based on current costs, for the Airport and Parklawn Neighborhood Sewer Improvement Projects are \$9,507,994 and \$5,059,717 respectively (not including individual sewer connection fees estimated at approximately \$5,000 per parcel). The only identified funding available for the projects, at this time, is approximately \$1.3 million of Community Development Block Grant (CDBG) funds needing to be spent on actual construction by April, 2013.

(Continued on Page 2)

BOARD ACTION AS FOLLOWS:

No. 2012-501

**REMOVED FROM THE AGENDA. NO ACTION TAKEN.**



**STAFF RECOMMENDATIONS (Continued):**

3. Adopt the plans and specifications for the Parklawn Neighborhood and Airport Neighborhood Sewer Improvement Projects.
4. Direct the Department of Public Works to set the bid opening date and time for the Parklawn Neighborhood Sewer Improvement Project as proposed in the Discussion.
5. Direct the Department of Public Works to publish and mail the notice inviting bids to trade journals as required by law prior to opening bids.

**FISCAL IMPACT (Continued):**

The total anticipated construction cost including contingencies, construction engineering, and materials testing, based on current costs, for the Airport and Parklawn Neighborhood Sewer Improvement Projects are \$9,507,994 and \$5,059,717 respectively (not including individual sewer connection fees estimated at approximately \$5,000 per parcel). The only identified funding available for the projects, at this time, is approximately \$1.3 million of Community Development Block Grant (CDBG) funds needing to be spent on actual construction by April, 2013.

The Parklawn Neighborhood Sewer Project bid will include bid alternatives allowing for the phased construction of the project as funding becomes available. The \$1.3 million currently available will be utilized to construct the primary backbone infrastructure needed to serve the entire neighborhood. The anticipated 2013-2014 Fiscal Year CDBG allocation of approximately \$500,000 may also be used to finalize construction of the backbone infrastructure.

The County anticipates continuing to receive approximately \$500,000 annually in CDBG funds which will be available for continued construction of the sewer improvement projects or completion of a storm drain project in the community of Empire. Future use of CDBG funds for any project will be dependent on community willingness to pay for both project costs and ongoing operation and maintenance costs through the formation of a Proposition 218 Property Assessment District. In the case of Parklawn, the County is providing significant financial leverage in the form of the backbone infrastructure; however, a financial contribution by the community is necessary for completion of an operational system.

The County is currently pursuing funding opportunities through the California State Water Resources Control Board (SWRCB) for construction of both the Airport and Parklawn Neighborhood Sewer Improvement Projects. The plans and specifications proposed for approval have been funded by a grant from the SWRCB for planning, design, and engineering of the sewer improvement projects. If funding is approved, acceptance of the funds will be dependent on the respective neighborhoods willingness to assess themselves through a Proposition 218 Property Assessment District.

Failure to utilize the existing \$1.3 million CDBG funding by April 2013 may require the County to return the funds to the Federal Department of Housing and Urban Development (HUD) and could jeopardize future CDBG funding provided by HUD to the Stanislaus Urban County. The Board of Supervisor's April 17, 2012, approval of the Stanislaus Urban County Annual Action Plan authorizes use of the existing \$1.3 million for construction of either of the Airport Neighborhood or Parklawn Neighborhood Sewer Improvement Projects.

#### **DISCUSSION:**

The planning, design, and engineering of the plans and specifications proposed for adoption have been funded entirely by the grant provided to the County by the SWRCB. Plans have been designed and completed by the City of Modesto Public Works Department (Airport) and Stanislaus County Public Works Department (Parklawn). The following is an overview of both neighborhoods.

The Parklawn Neighborhood Sewer Improvement Project (Parklawn project) is located in an existing unincorporated community north of Nelson Way, south of Hatch Road, between Morgan Road to the east and Pearson Avenue to the west. The project site is within the City of Modesto Sphere of Influence.

The project will provide sewer infrastructure to the neighborhood, allowing property owners to abandon their existing failing septic tanks and connect to a public sewer system. The Parklawn Neighborhood is an unincorporated, disadvantaged community on the south side of the City of Modesto with 327 parcels that rely on septic tanks for treatment of sewage. Failing septic tanks within the neighborhood threaten local water supplies and pose a public health risk.

The Airport Neighborhood Sewer Improvement Project (Airport project) is located north of Oregon Drive, south of Yosemite Boulevard (Highway 132), between Santa Rita Avenue and South Conejo Avenue within the City of Modesto Sphere of Influence.

Like the Parklawn project, the Airport project is also within an existing disadvantaged community with approximately 481 residential parcels that rely on septic tanks for treatment of sewage. The project is proposed in response to health and safety concerns associated with failing septic systems.

Upon completion of construction of each project, the City of Modesto will operate and maintain the sewer system.

Approval of a Negative Declaration Pursuant to the California Environmental Quality Act, Approval to Adopt Plans and Specifications for the Airport and Parklawn Neighborhood Sewer Improvement Projects, and Set the Bid Opening Date for the Parklawn Neighborhood Sewer Improvement Project  
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Staff is proposing to set the bid opening date for the Parklawn project as part of this item. The following is a tentative schedule for the Parklawn project:

Adopt Plans & Specifications	September 25, 2012
Advertise for Construction	September 28, October 5, and October 12, 2012
Bid Opening	October 24, 2012
Award Construction Contract	November 13, 2012
Issue Notice to Proceed	December 4, 2012
Complete Construction	April 16, 2013

The Airport and Parklawn projects and the Empire Storm Drain project have been identified as target projects for use of available CDBG and former Redevelopment Agency funding. Of the three projects, the Parklawn project is the only construction ready project. Phase one of the Empire Storm Drain project was completed in Fiscal Year 2011-2012; however, only preliminary plans exist for the future phases which require connecting to a Modesto Irrigation District (MID) river outfall. MID has undergone delays in the environmental analysis needed for repairs of the river outfall. The Airport project is still in need of obtaining a Measure M vote in order to connect to the City of Modesto's Sewer system. Staff is working with the City to Modesto to obtain the Measure M vote for the Airport project and all County islands needing a vote.

As discussed in the "Fiscal Impact" section of this report, additional commitment of County CDBG funding to complete any of the three projects will be dependent on the formation of a Proposition 218 Property Assessment District to cover both project costs and ongoing operation and maintenance costs. The County will pursue parallel efforts with all three communities, in an effort to determine which community is in the best position of self-sufficiency for use of scarce future funding sources available to the County.

Pursuant to both the California Environmental Quality Act (CEQA) and National Environmental Policy Act (NEPA), the proposed projects, as well as a Notice of Intent to Adopt a Negative Declaration for both projects, were referred to all responsible agencies for review and comments for both projects. Both projects have been made available for public comment as well. A Notice of Intent to Adopt a Negative Declaration was posted with the Clerk-Recorder on August 13, 2012, for both projects and published in the Modesto Bee.

Comments were received during the CEQA Initial Study period from a number of agencies providing State and Federal code requirements, construction standards, and agency policies that both projects will be required to follow. None of the comments raised significant concerns related to the proposed sewer infrastructure projects nor do

they require mitigation. The standards provided will be included as conditions in any construction related contracts.

Below is an overview of additional comments received in response to the Initial Study.

Native American Heritage Commission – Referral response dated July 10, 2012

Comments were received from the Native American Heritage Commission in reference to the Parklawn project (see Attachment “7”). The letter includes State and Federal statutes relating to Native American historic properties of religious and cultural significance as well as which agency to consult with. No specific issues were identified. The Department has consulted with the Central California Information Center (CCIC) to identify any culturally significant resources in the area. CCIC reports that there are no known cultural resources in the project area.

Central California Information Center – Referral response dated June 7, 2012

Comments were received from the CCIC in reference to the Airport project pointing out that some homes within the project area may be historic based on the age of the homes (see Attachment “8”). The project will not impact the structure, character, or appearance of any homes. The project will be to connect residential units to a public sewer system.

For both projects the Department will place a condition on any construction related contracts requiring that if any archeological or human remains are discovered during development, work shall be immediately halted within 150 feet of the find until it can be evaluated by a qualified archaeologist.

State Water Resources Control Board (SWRCB) – Referral response dated August 6, 2012

Comments were received from the SWRCB in reference to the Airport project (see Attachment “9”). The referral response indicates that the County intends to pursue project financing from the Agency and, as such, the County's CEQA document must be adequate for its use in completing required environmental review. Staff has reviewed the SWRCB's comments and believes that the CEQA document proposed for adoption is adequate in addressing the specific environmental assessments needed by the Water Board. As is common, state agencies often require additional environmental studies for issuance of their specific permits and/or funding. Staff will work with the Water Board to ensure full compliance with its environmental assessment requirements if, and when, funding from the Water Board is approved.

**POLICY ISSUES:**

The recommended actions are consistent with the Board's priorities of providing A Safe Community, A Healthy Community, and A Well-Planned Infrastructure System by

Approval of a Negative Declaration Pursuant to the California Environmental Quality Act, Approval to Adopt Plans and Specifications for the Airport and Parklawn Neighborhood Sewer Improvement Projects, and Set the Bid Opening Date for the Parklawn Neighborhood Sewer Improvement Project  
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providing a sewer system to facilitate the abandonment of existing failing septic systems thus eliminating the threat to local water supplies and public health risks in this area of Stanislaus County.

**STAFFING IMPACT:**

There is no staffing impact associated with this item.

**CONTACT PERSONS:**

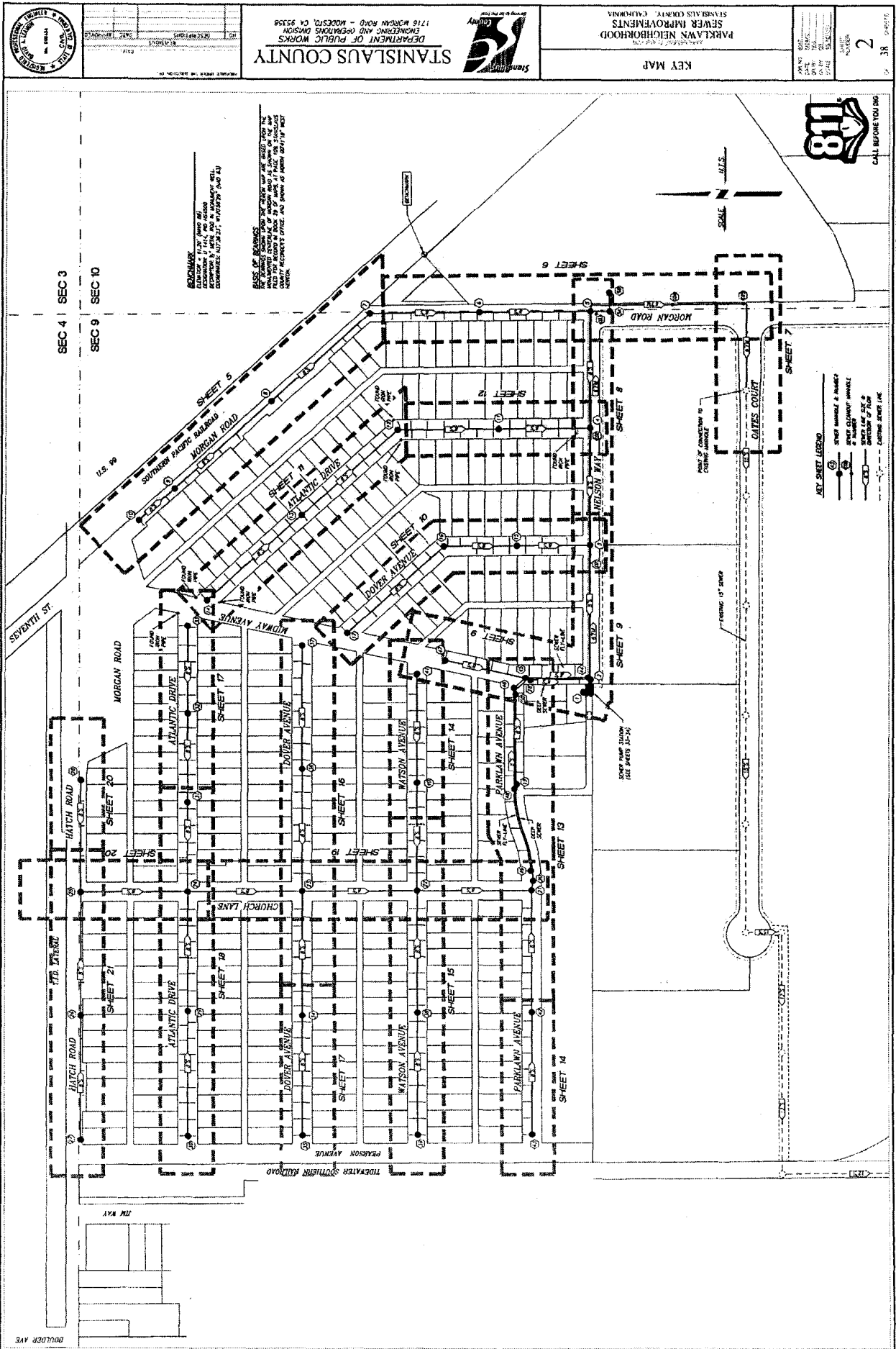
Angela Freitas, Planning and Community Development Director. Telephone: 525-6330  
Matt Machado, Public Works Director. Telephone: (209) 525-4130.

**ATTACHMENTS:**

1. Parklawn Sewer Improvements Map
2. CEQA Initial Study and Negative Declaration: Parklawn
3. Notice of Intent to Adopt a Negative Declaration: Parklawn
4. Airport Sewer Improvements Map
5. CEQA Initial Study and Negative Declaration: Airport
6. Notice of Intent to Adopt a Negative Declaration: Airport
7. Referral Response from the Native American Heritage Commission dated July 10, 2012
8. Referral Response from the Central California Information Center dated June 7, 2012
9. Referral Response from the State Water Resources Control Board dated August 6, 2012

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ATTACHMENTS AVAILABLE  
FROM CLERK



ATTACHMENT 1



# Stanislaus County

## Planning and Community Development

1010 10<sup>th</sup> Street, Suite 3400  
Modesto, California 95354

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

### CEQA INITIAL STUDY

Adapted from CEQA Guidelines APPENDIX G Environmental Checklist Form, Final Text, December 30, 2009

1. **Project title:** Parklawn Sewer Infrastructure
2. **Lead agency name and address:** Stanislaus County  
1010 10th Street, Suite 3400  
Modesto, CA 95354
3. **Contact person and phone number:** Javier Camarena, Assistant Planner  
(209) 525-6330
4. **Project location:** North of Nelson Way, south of Hatch Road, between Morgan Road to the east and Pearson Avenue to the west, within the City of Modesto Sphere of Influence. This area is commonly referred to as the Parklawn Neighborhood.
5. **Project sponsor's name and address:** Stanislaus County  
Attn: Aaron Farnon  
1010 10<sup>th</sup> Street, Suite 3400  
Modesto, CA 95354
6. **General Plan designation:** Low Density Residential and Commercial
7. **Zoning:** R-1, C-2, C-1, & M
8. **Description of project:**

The proposal is a sewer infrastructure project within the unincorporated area of Stanislaus County's Parklawn Neighborhood which consists of approximately 85 acres located within the City of Modesto Sphere of Influence. Approximately three-hundred eight (308) residential parcels rely on septic tanks for treatment of sewage. The proposed project is in response to health and safety concerns associated with failing septic systems. The project will: include the installation of a sewer with approximately 13,755 linear feet of sewer main, a pump station, and street overlays; connect in the City of Modesto's existing public sewer systems; and may provide an opportunity to connect to area commercial and industrial properties in the future. The new sewer infrastructure will connect into the City of Modesto's existing public sewer system.
9. **Surrounding land uses and setting:** Industrial uses to the north; Union Pacific Railroad and Highway 99 to the east; industrial uses to the south; and Union Pacific Railroad, industrial uses, and residential uses to the west.
10. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):** Department of Public Works  
Department of Environmental Resources  
California Department of Fish and Game  
San Joaquin Valley Air Pollution Control District
11. **State Clearinghouse No.:** 2012012039

**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"/> 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/Traffic   | <input type="checkbox"/> Utilities / Service Systems      | <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.

Javier Camarena, Assistant Planner  
Prepared By

June 28, 2012  
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). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

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

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

9) The explanation of each issue should identify:

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

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

**ISSUES**

I. AESTHETICS -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?				X
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				X
<p><b>Discussion:</b> The project area itself is not considered to be a scenic resource or a unique scenic vista. Community standards generally do not dictate the need or desire for architectural review of residential uses. The proposed sewer main work will be installed underground and covered with street overlay. A pump station is included. The structure will be similar in nature to structures commonly found in residential or commercial zoning districts for utilities. Any construction or development resulting from this project will be consistent with existing area developments.</p>				
<p><b>Mitigation:</b> None.</p>				
<p><b>References:</b> Application information and the Stanislaus County General Plan and Support Documentation<sup>1</sup>.</p>				
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 not located within an agricultural preserve. The site is designated Low Density Residential and Commercial in the General Plan and is zoned for residential, commercial, and industrial uses. The area is one of the oldest established residential neighborhoods in Modesto and in Stanislaus County. The project site and surrounding area are classified as Urban and Built up land by the Farmland Mapping and Monitoring Program.

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. The purpose of these guidelines is to protect the long-term health of agriculture by minimizing conflicts resulting from the interaction of agricultural and non-agricultural uses. The project site is not within an A-2 zoning district nor is it adjacent to one.

The project will not affect agricultural land, timber production, or forestlands. The project will take place in an already established neighborhood.

**Mitigation:** None.

**References:** County policies; Stanislaus County General Plan and Support Documentation<sup>1</sup>; Stanislaus County Agricultural Element<sup>1</sup>; Stanislaus County Zoning Ordinance; and the State of California Department of Conservation Farmland Mapping and Monitoring Program - Stanislaus County Farmland 1996.



III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?			X	
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?				X
c) 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				X
d) Expose sensitive receptors to substantial pollutant concentrations?			X	
e) Create objectionable odors affecting a substantial number of people?				X

**Discussion:** The project site is within the San Joaquin Valley Air Basin which has been classified as "severe non-attainment" for ozone and respirable particulate matter (PM-10) as defined by the Federal Clean Air Act. The San Joaquin Valley Air Pollution Control District (SJVAPCD) has been established by the State in an effort to control and minimize air pollution. As such, the District maintains permit authority over stationary sources of pollutants.

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.

All construction related contracts will require that all necessary Air District permits be obtained and best management practices related to air quality be used. This project has been referred to the SJVAPCD for comments. No comments have been received to date.

**Mitigation:** None.

**References:** San Joaquin Valley Air Pollution Control District - Regulation VIII Fugitive Dust/PM-10 Synopsis 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 US Fish and Wildlife Service?				X
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (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:** It does not appear this project will result in impacts to endangered species or habitats, locally designated species, or wildlife dispersal or mitigation corridors. There is a record of Valley elderberry longhorn beetle (*Desmocerus californicus dimorphus*) existing within the project area; however, the record shows the existence within the entire City of Modesto. The exact site of the project does not contain a significant habitat for the species and the urban community has been established for over 50 years. The project has been referred to the California Department of Fish and Game. No comments have been received to date.

<b>Mitigation:</b> None.				
<b>References:</b> Stanislaus County General Plan and Support Documentation <sup>1</sup> and the California Department of Fish and Game California Natural Diversity Database.				
<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>
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?				X
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
d) Disturb any human remains, including those interred outside of formal cemeteries?				X
<b>Discussion:</b> It does not appear this project will result in significant impacts to any archaeological or cultural resources. A condition will be included in any construction related contracts requiring that if any archeological or human remains are discovered during development, work shall be immediately halted within 150 feet of the find until it can be evaluated by a qualified archaeologist. The project was referred to the Central California Information Center (CCIC) for comments. The CCIC reports that there are no known cultural resources in the project area.				
<b>Mitigation:</b> None.				
<b>References:</b> Letter from the Central California Information Center dated June 7, 2012, and the Stanislaus County General Plan and Support Documentation <sup>1</sup> .				
<b>VI. GEOLOGY AND SOILS -- 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) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				X
ii) Strong seismic ground shaking?				X
iii) Seismic-related ground failure, including liquefaction?				X
iv) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?				X

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				X
d) Be located on expansive soil, as defined in Table 1804.2 of the California Building Code (2007), creating substantial 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

**Discussion:** 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 2007 California Building Code, all of Stanislaus County is located within a geologic hazard zone (Seismic Design Category D, E, or F). The project will be required to meet Stanislaus County Public Works Standards and Specifications which requires a soils test. The proposed pump station will require a building permit which may also require a soils test. Results from the soils test will determine if unstable or expansive soils are present. If such soils are present, special engineering of the structure will be required to compensate for the soil deficiency. Any structures resulting from this project will be designed and built according to building standards appropriate to withstand shaking for the area in which they are constructed. Any earth moving is subject to Public Works Standards and Specifications which considers the potential for erosion and run-off prior to permit approval. Likewise, any sewer connections resulting from this project will require approval from the Department of Environmental Resources (DER) through the building permit process which also takes soil type into consideration within the specific design requirements.

**Mitigation:** None.

**References:** California Building Code (2007) and the Stanislaus County General Plan and Support Documentation - Safety Element<sup>1</sup>.



VII. 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 proposed project will not generate significant greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment or conflict with any plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

**Mitigation:** None.

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



VIII. 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 for people residing or working in the project area?				X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X
<p><b>Discussion:</b> No known hazardous materials are on site nor will any exposure to hazardous material be a part of this project. The project will help protect the public and environment from exposure to waste. Road closures will be phased in and out during project construction; however, such closures would be temporary and not pose a significant impact. DER is responsible for overseeing hazardous materials in this area. The project has been referred to DER for comments but no issues have been raised relating to hazardous materials. The project site is near an airport; however, the project itself will not pose a safety or hazardous risk.</p>				
<p><b>Mitigation:</b> None.</p>				
<p><b>References:</b> Stanislaus County General Plan and Support Documentation<sup>1</sup>.</p>				

IX. 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?				X
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?				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, in a manner which would result in substantial erosion or siltation on- or off-site?				X
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?				X
e) 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?				X
f) Otherwise substantially degrade water quality?				X
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?				X
j) Inundation by seiche, tsunami, or mudflow?				X
<p><b>Discussion:</b> Run-off is not considered an issue because of several factors which limit the potential impact. These factors include a relative flat terrain of the subject site and relatively low rainfall intensities. Areas subject to flooding have been identified in accordance with the Federal Emergency Management Act. The project site itself is not located within a recognized flood zone and, as such, flooding is not an issue with respect to this project. A drainage and grading plan will be required for this project and incorporated into any construction related contracts.</p>				
<p><b>Mitigation:</b> None.</p>				
<p><b>References:</b> Stanislaus County General Plan and Support Documentation<sup>1</sup>.</p>				



X. 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) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			X	
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X
<p><b>Discussion:</b> The project area is within an established neighborhood. The proposed sewer infrastructure is a common and essential use found in a residential neighborhood. This project will not conflict with any applicable habitat conservation plan or natural community conservation plan and will not physically divide an established community.</p>				
<p><b>Mitigation:</b> None.</p>				
<p><b>References:</b> Stanislaus County Zoning Ordinance; Stanislaus County Assessor Records; and the Stanislaus County General Plan and Support Documentation<sup>1</sup>.</p>				
XI. MINERAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X
<p><b>Discussion:</b> 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.</p>				
<p><b>Mitigation:</b> None.</p>				
<p><b>References:</b> Stanislaus County General Plan and Support Documentation<sup>1</sup>.</p>				
XII. NOISE -- Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				X
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?				X

c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			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 expose people residing or working in the project area to excessive noise levels?				X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

**Discussion:** A temporary noise increase will be associated with construction of the new structures. A standard condition will be incorporated into construction related contracts limiting hours of construction from 7:00 a.m to 5:00 p.m., Monday thru Friday. After the project is constructed, the only noise that will occur will be for repairs or maintenance of the sewer infrastructure. The project site is adjacent to a public airport or private airstrip but the project will not produce excessive noise levels.

**Mitigation:** None.

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



XIII. POPULATION AND HOUSING -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X	
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

**Discussion:** The proposed use will provide infrastructure improvements to an existing neighborhood. The current neighborhood has established infrastructure, subdivided residential lots with existing units, and zoning regulations that consider the potential for any additional (second) housing units. Any new construction or secondary housing units resulting from new sewer infrastructure will be required to meet access, parking, and lot coverage regulations as set forth in the Stanislaus County Zoning Ordinance. No housing or persons will be displaced by this project.

**Mitigation:** None.

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



XIV. PUBLIC SERVICES	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
<p>a) Would the project result in 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:</p>				
<p>Fire protection?</p>			X	
<p>Police protection?</p>			X	
<p>Schools?</p>				X
<p>Parks?</p>				X
<p>Other public facilities?</p>				X
<p><b>Discussion:</b> The project will not have a substantial impact on public services. The project was referred to the Modesto Regional Fire Authority, the Industrial Fire Protection District, the Stanislaus County Sheriff's Department, the Stanislaus County Department of Parks and Facilities, and the Ceres Unified School District. Staff has received a referral response from the Modesto Regional Fire Authority on behalf of the Industrial Fire Protection District which states that the project poses a less than significant impact and no mitigation is required.</p>				
<p><b>Mitigation:</b> None.</p>				
<p><b>References:</b> Referral response from the Modesto Regional Fire Authority on behalf of the Industrial Fire Protection District dated January 24, 2012, and the Stanislaus County General Plan and Support Documentation<sup>1</sup>.</p>				
XV. RECREATION --	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
<p>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?</p>				X
<p>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?</p>				X
<p><b>Discussion:</b> This project is not anticipated to increase significant demands for recreational facilities as such impacts typically are associated with residential development.</p>				
<p><b>Mitigation:</b> None.</p>				
<p><b>References:</b> Stanislaus County General Plan and Support Documentation<sup>1</sup>.</p>				

XVI. TRANSPORTATION/TRAFFIC -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?			X	
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?			X	
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?			X	
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
e) Result in inadequate emergency access?				X
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?				X
<p><b>Discussion:</b> The project will not have a significant impact on traffic or transportation in the area. The project was referred to the Stanislaus County Department of Public Works and CalTrans. Responses have not been received from either agency to date. A traffic control plan will be required and included as part of any construction related contracts that require traffic control.</p>				
<p><b>Mitigation:</b> None.</p>				
<p><b>References:</b> Stanislaus County General Plan and Support Documentation<sup>1</sup>.</p>				
XVII. UTILITIES AND SERVICE SYSTEMS -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	

d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
e) 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	
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
g) Comply with federal, state, and local statutes and regulations related to solid waste?				X
<p><b>Discussion:</b> The sewer infrastructure project will connect the existing neighborhood into the City of Modesto's sewer district. The project was referred to the City of Modesto for comments. The City states that because the neighborhood is not within the boundaries of the Modesto Municipal Sewer District, an out-of-boundary service agreement must be established with the Local Agency Formation Commission (LAFCO) prior to system connection. A referral response from DER did not indicate any concerns in this area.</p>				
<p><b>Mitigation:</b> None.</p>				
<p><b>References:</b> Referral response from the Department of Environmental Resources dated January 18, 2012, and the Stanislaus County General Plan and Support Documentation<sup>1</sup>.</p>				
<b>XVIII. MANDATORY FINDINGS OF SIGNIFICANCE --</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) Does the project have the potential to 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, 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	
<p><b>Discussion:</b> Review of this project has not indicated any features which might significantly impact the environmental quality of the site and/or the surrounding area.</p>				

I:\RDA\Successor Agency\Parklawn Neighborhood\Parklawn\Parklawn CEQA\Initial Study.wpd

<sup>1</sup>Stanislaus County General Plan and Support Documentation adopted in October 1994, as amended. Optional and updated elements of the General Plan and Support Documentation: **Agricultural Element** adopted on December 18, 2007; **Housing Element** adopted on April 20, 2010 and pending certification by the California Department of Housing and Community Development; **Circulation Element** and **Noise Element** adopted on April 18, 2006.

## NEGATIVE DECLARATION

**NAME OF PROJECT:** Parklawn Sewer Infrastructure

**LOCATION OF PROJECT:** North of Nelson Way, south of Hatch Road, between Morgan Road to the east and Pearson Avenue to the west, within the City of Modesto Sphere of Influence. This area is commonly referred to as the Parklawn Neighborhood.

**PROJECT DEVELOPERS:** Stanislaus County  
1010 10<sup>th</sup> Street, Suite 3400  
Modesto, CA 95354

**DESCRIPTION OF PROJECT:** The proposal is a sewer infrastructure project within the unincorporated area of Stanislaus County's Parklawn Neighborhood which consists of approximately 85 acres located within the City of Modesto Sphere of Influence. Approximately three-hundred eight (308) residential parcels rely on septic tanks for treatment of sewage. The proposed project is in response to health and safety concerns associated with failing septic systems. The project will: include the installation of a sewer with approximately 13,755 linear feet of sewer main, a pump station, and street overlays; connect in the City of Modesto's existing public sewer systems; and may provide an opportunity to connect to area commercial and industrial properties in the future. The new sewer infrastructure will connect into the City of Modesto's existing public sewer system.

Based upon the Initial Study, dated **June 28, 2012**, the Environmental Coordinator finds as follows:

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

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

Initial Study prepared by: Javier Camarena, Assistant Planner

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

PARKLAWN SEWER INFRASTRUCTURE  
PROJECT SITE

CERES

E. HATCH RD.

ATLANTIC DR.

DOVER AVE.

WATSON AVE.

PARKLAWN AVE.

MORGAN RD.





MIDWAY AVE.

PEARSON AVE.

MODESTO

Key

-  Union Pacific Railroad
-  TID Lateral No. 1



PARKLAWN SEWER INFRASTRUCTURE  
AERIAL

CERES

E. HATCH RD.

ATLANTIC DR.

DOVER AVE.

WATSON AVE.

PARKLAWN AVE.

PEARSON AVE.



MIDWAY AVE.

MORGAN RD.



MODESTO

Key

-  Union Pacific Railroad
-  TID Lateral No. 1





# PARKLAWN SEWER INFRASTRUCTURE GENERAL PLAN MAP

High Density Residential

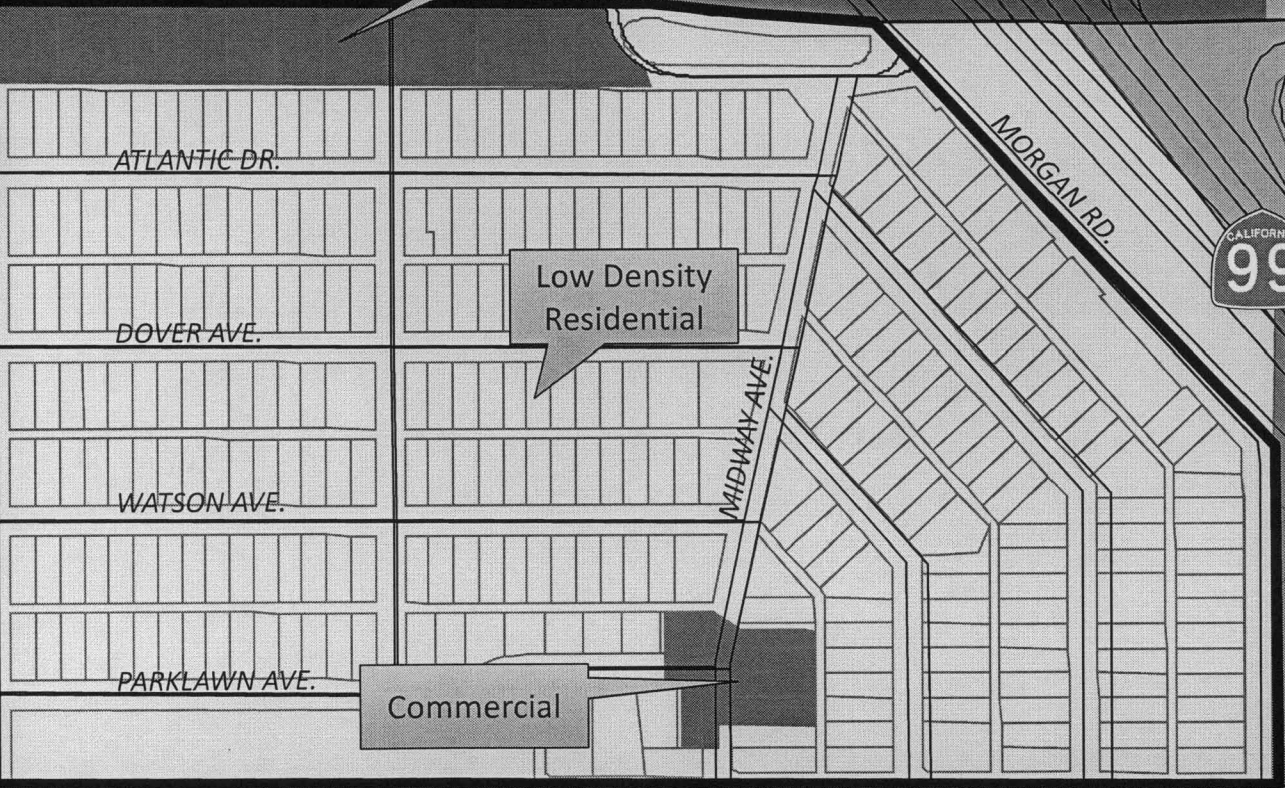
Industrial

Commercial

CERES

Commercial

E. HATCH RD.



Urban Transition

MODESTO



PARKLAWN SEWER INFRASTRUCTURE  
AREA MAP

MODESTO

EMPIRE

YOSEMITE BLVD.

PROJECT  
SITE

TUOLUMNE RIVER

HATCH RD.

CERES

HUGHSON

WHITMORE AVE.

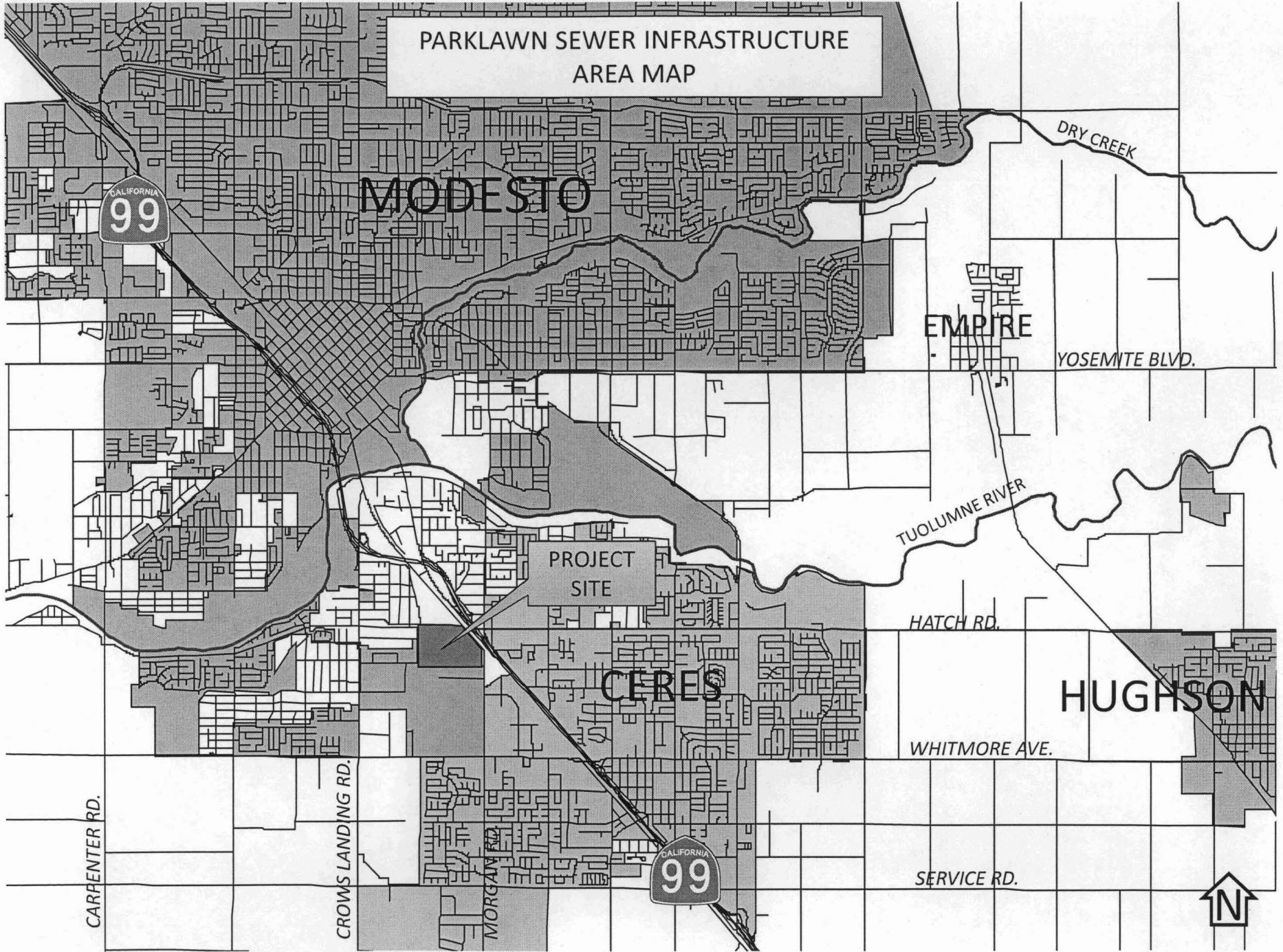
CARPENTER RD.

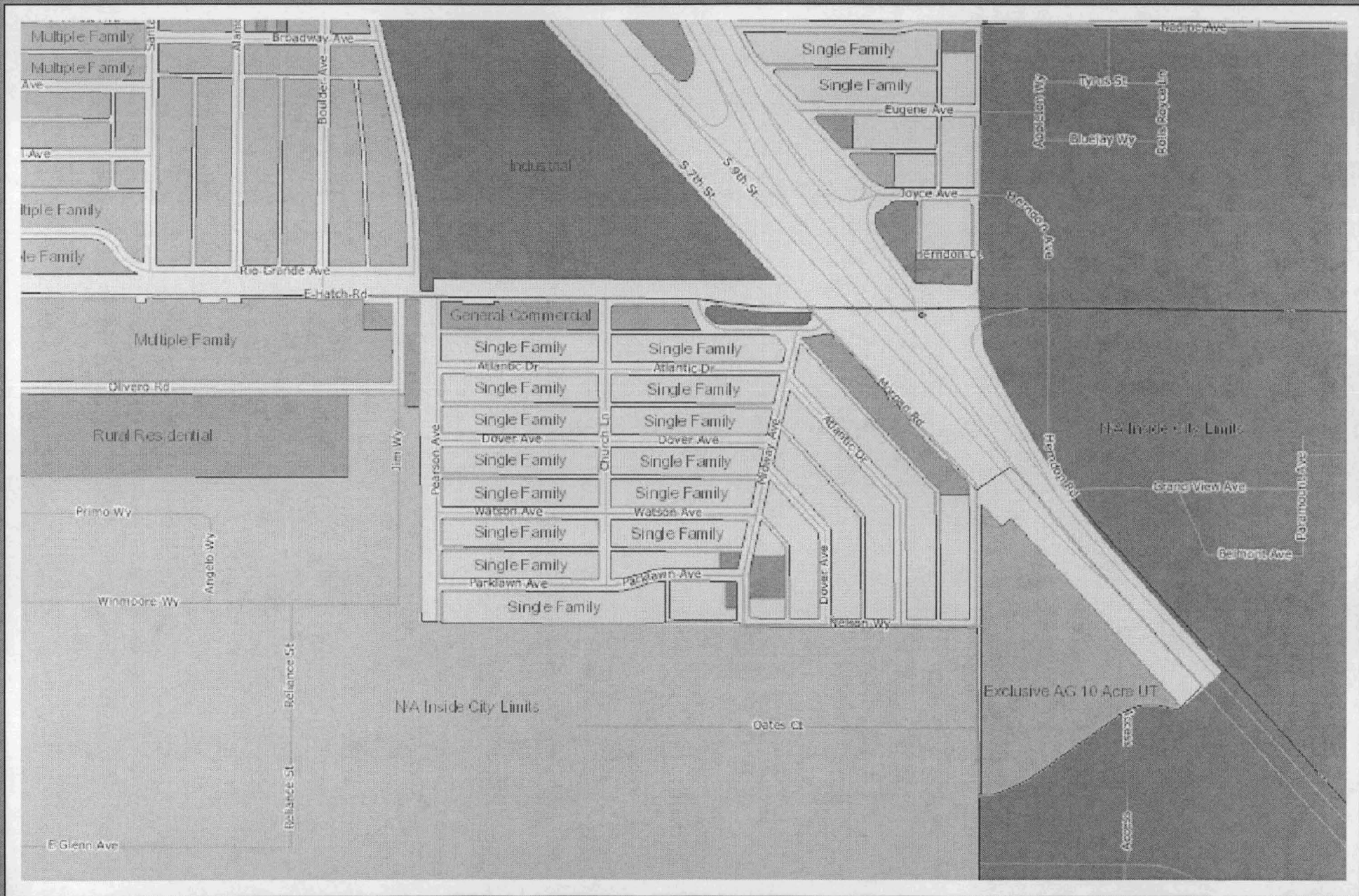
CROWS LANDING RD.

MORGAN RD.

GALIFORNIA  
99

SERVICE RD.





# Parklawn Zoning Map



Printed: Jan 12, 2012



FILED

12 AUG 13 AM 8:04

STANISLAUS CO. CLERK-RECORDER

Jennifer Merando

BY DEPUTY

**STANISLAUS COUNTY**  
DEPARTMENT OF PLANNING AND COMMUNITY  
DEVELOPMENT  
1010 10<sup>th</sup> Street, Suite 3400  
Modesto, California 95354

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**NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION**

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The Stanislaus County Board of Supervisors will consider the adoption of a Negative Declaration for the project description below on **September 25, 2012** at 9:00 a.m., or as soon thereafter as the matter may be heard, at a public hearing to be held at the Tenth Street Place, Joint Chambers, Basement Level, 1010 10th Street, Modesto, California.

**Project Title:**

Parklawn Sewer Infrastructure

**Project Location:**

North of Nelson Way, south of Hatch Road, between Morgan Road to the east and Pearson Avenue to the west, within the City of Modesto Sphere of Influence, Stanislaus County. APN: Multiple

**Description of Project:** Proposing a sewer infrastructure project within the unincorporated area of Stanislaus County's Parklawn Neighborhood which consists of approximately 85 acres including approximately 308 residential parcels. The site is located outside any FEMA identified floodplains. The area is zoned R-1, C-2, C-1, and M. The project will include the installation of a sewer system with approximately 13,755 linear feet of sewer main, a pump station, and street overlays. The new sewer infrastructure will connect into the City of Modesto's existing public sewer system.

**Lead Agency:**

Stanislaus County, Department of Planning and Community Development

**Address Where Copy of Proposed Negative Declaration is Available:**

Stanislaus County, Department of Planning and Community Development  
1010 10th Street, Suite 3400  
Modesto, California 95354-2380  
www.stanco-planning.org

**Review Period:**

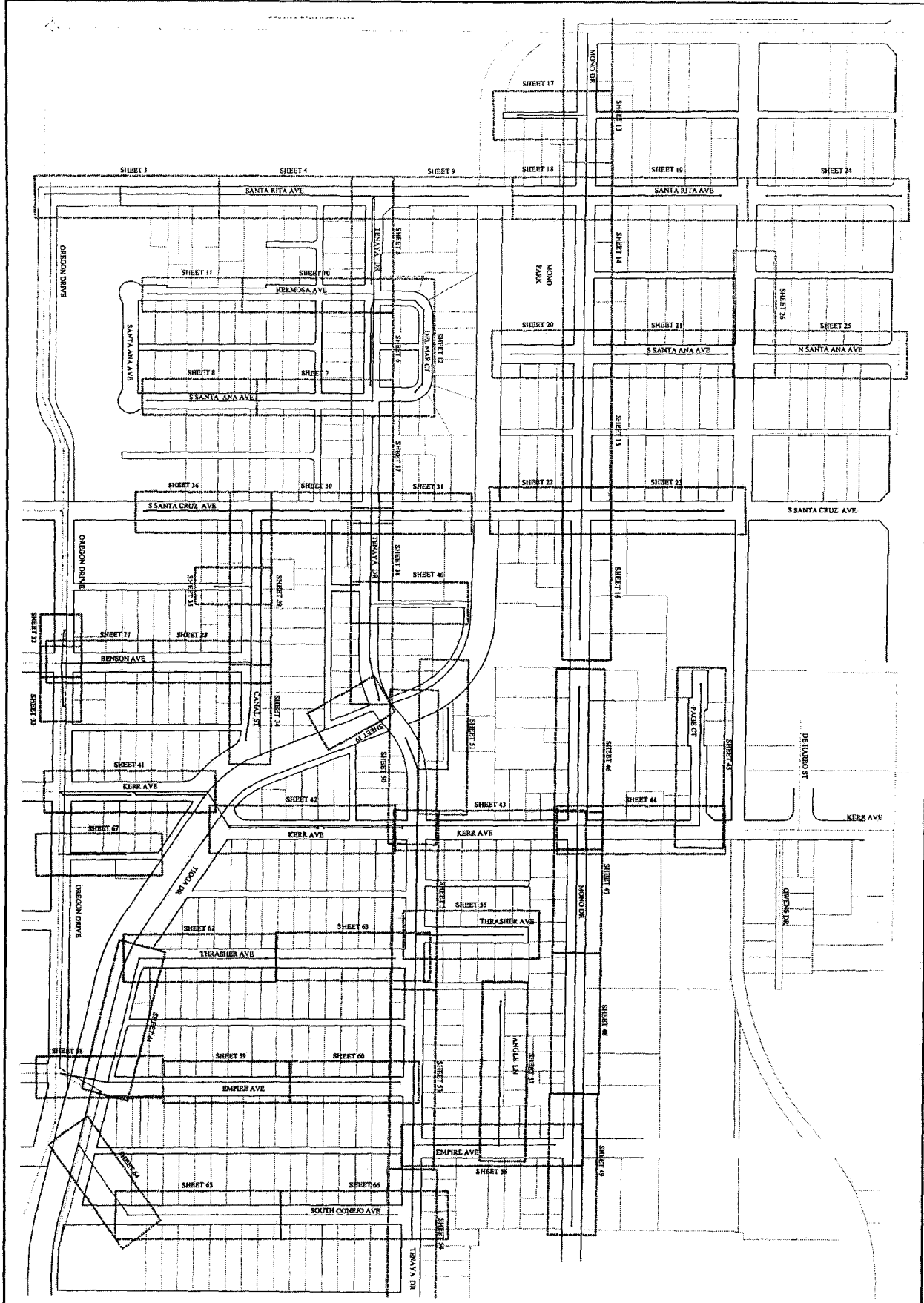
August 13, 2012, to September 12, 2012

**Contact Person:**

Javier Camarena, Assistant Planner

Do not remove from posting until: **September 26, 2012**

**ATTACHMENT 3**



66  
2

STANISLAUS COUNTY  
 AIRPORT NEIGHBORHOOD  
 SEWER IMPROVEMENTS  
 MODESTO, CALIFORNIA



**STANISLAUS COUNTY**  
 DEPARTMENT OF PUBLIC WORKS  
 ENGINEERING AND OPERATIONS DIVISION  
 1716 MORGAN ROAD - MODESTO, CA 95358

DATE: _____	
REVISIONS:	DATE: _____
NO.	DESCRIPTION



# Stanislaus County

## Planning and Community Development

1010 10<sup>th</sup> Street, Suite 3400  
Modesto, California 95354

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

### CEQA INITIAL STUDY

Adapted from CEQA Guidelines APPENDIX G Environmental Checklist Form, Final Text, December 30, 2009

1. **Project title:** Airport Sewer Infrastructure
2. **Lead agency name and address:** Stanislaus County  
1010 10th Street, Suite 3400  
Modesto, CA 95354
3. **Contact person and phone number:** Javier Camarena, Assistant Planner  
(209) 525-6330
4. **Project location:** North of Oregon Drive, south of Yosemite Boulevard (Hwy 132), between Santa Rita and South Conejo Avenues, within the City of Modesto Sphere of Influence. This area is commonly referred to as the Airport Neighborhood.
5. **Project sponsor's name and address:** Stanislaus County  
Attn: Aaron Farnon  
1010 10<sup>th</sup> Street, Suite 3400  
Modesto, CA 95354
6. **General Plan designation:** Industrial Transition & Planned Industrial
7. **Zoning:** R1, R2, R3, PD, M & C-1
8. **Description of project:**

The proposal is a sewer infrastructure project within the unincorporated area of Stanislaus County's Airport Neighborhood. The Neighborhood is a disadvantaged community on the southeast side of the City of Modesto with approximately four-hundred eighty-one (481) residential parcels that rely on septic tanks for treatment of sewage. The project is proposed in response to health and safety concerns associated with failing septic systems. The project will include the installation of a sewer system with approximately 23,000 linear feet of sewer main, a pump station (if necessary), and street overlays. This will allow for individual sewer connections and removal of existing septic systems and may provide an opportunity to connect to area commercial and industrial properties in the future. The new sewer infrastructure will connect into the City of Modesto's existing public sewer system.
9. **Surrounding land uses and setting:** Highway 132 (Yosemite Blvd.), commercial buildings & residential homes to the north; industrial buildings & the City/County Airport to the east; residential homes and the Tuolumne River to the south; and industrial buildings to the west.
10. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):** Department of Public Works  
Department of Environmental Resources  
California Department of Fish and Game  
San Joaquin Valley Air Pollution Control District
11. **State Clearinghouse #:** 2011122080

**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"/> 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/Traffic   | <input type="checkbox"/> Utilities / Service Systems      | <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.

**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). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

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

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

9) The explanation of each issue should identify:

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

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



**ISSUES**

I. AESTHETICS -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?				X
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?				X
<p><b>Discussion:</b> The project area itself is not considered to be a scenic resource or a unique scenic vista. Community standards generally do not dictate the need or desire for architectural review of infrastructure projects. The proposed sewer infrastructure work will be installed underground and covered with street overlay. Any construction or development resulting from this project will be consistent with existing area developments.</p>				
<p><b>Mitigation:</b> None.</p>				
<p><b>References:</b> Application information and the Stanislaus County General Plan and Support Documentation<sup>1</sup>.</p>				
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 not located within an agricultural preserve. The site is designated Industrial Transition & Planned Industrial in the General Plan and is zoned for mostly residential uses with small areas of planned development, commercial, and industrial. The area is one of the oldest established residential neighborhoods in Stanislaus County. The project site and surrounding area are classified as Urban and Built up land by the Farmland Mapping and Monitoring Program.

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. The purpose of these guidelines is to protect the long-term health of agriculture by minimizing conflicts resulting from the interaction of agricultural and non-agricultural uses. The project site is not within an A-2 zoning district nor is it adjacent to one.

The project will not affect agricultural land, timber production, or forestlands. The project will take place in an already established neighborhood.

**Mitigation:** None.

**References:** County policies; Stanislaus County General Plan and Support Documentation<sup>1</sup>; Stanislaus County Agricultural Element<sup>1</sup>; Stanislaus County Zoning Ordinance; and the State of California Department of Conservation Farmland Mapping and Monitoring Program - Stanislaus County Farmland 1996.



III. AIR QUALITY -- Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?			X	
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?				X
c) 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?				X
d) Expose sensitive receptors to substantial pollutant concentrations?			X	
e) Create objectionable odors affecting a substantial number of people?				X

**Discussion:** The project site is within the San Joaquin Valley Air Basin, which has been classified as "severe non-attainment" for ozone and respirable particulate matter (PM-10) as defined by the Federal Clean Air Act. The San Joaquin Valley Air Pollution Control District (SJVAPCD) has been established by the State in an effort to control and minimize air pollution. As such, the District maintains permit authority over stationary sources of pollutants.

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.

All construction related contracts will require that all necessary Air District permits be obtained and best management practices related to air quality be used. This project has been referred to the SJVAPCD for comments. No comments have been received.

**Mitigation:** None.

**References:** San Joaquin Valley Air Pollution Control District - Regulation VIII Fugitive Dust/PM-10 Synopsis; 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 US Fish and Wildlife Service?				X
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (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:** It does not appear this project will result in impacts to endangered species or habitats, locally designated species, or wildlife dispersal or mitigation corridors. There is a record of Valley elderberry longhorn beetle (*Desmocerus californicus dimorphus*) existing within the project area; however, the record shows the existence within the entire City of Modesto. The exact site of the project does not contain a significant habitat for the species and the urban community has been established for over 75 years. The project has been referred to the California Department of Fish and Game. No comments have been received to date.

<b>Mitigation:</b> None.				
<b>References:</b> Stanislaus County General Plan and Support Documentation <sup>1</sup> and the California Department of Fish and Game California Natural Diversity Database.				
<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>
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?				X
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
d) Disturb any human remains, including those interred outside of formal cemeteries?				X
<b>Discussion:</b> It does not appear this project will result in significant impacts to any archaeological or cultural resources. Construction related contracts will require that if any archeological or human remains are discovered during development, work shall be immediately halted within 150 feet of the find until it can be evaluated by a qualified archaeologist. The project was referred to the Central California Information Center (CCIC) for review. Historic properties include homes within the area along with the Modesto Empire Traction (MET) Railroad. All work and construction will be completed on existing County rights-of-way and will not have an impact on cultural or historic resources.				
<b>Mitigation:</b> None.				
<b>References:</b> Referral response from the Central California Information Center dated June 7, 2012, and the Stanislaus County General Plan and Support Documentation <sup>1</sup> .				
<b>VI. GEOLOGY AND SOILS -- 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) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				X
ii) Strong seismic ground shaking?				X
iii) Seismic-related ground failure, including liquefaction?				X
iv) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?				X

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				X
d) Be located on expansive soil, as defined in Table 1804.2 of the California Building Code (2007), creating substantial 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

**Discussion:** 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 2007 California Building Code, all of Stanislaus County is located within a geologic hazard zone (Seismic Design Category D, E, or F). The project will be required to meet Stanislaus County Public Works Standards and Specifications, which require a soils test. Results from the soils test will determine if unstable or expansive soils are present. If such soils are present, special engineering of the structure will be required to compensate for the soil deficiency. Any structures resulting from this project will be designed and built according to building standards appropriate to withstand shaking for the area in which they are constructed. Any earth moving is subject to Public Works Standards and Specifications which consider the potential for erosion and run-off prior to permit approval. Likewise, any sewer connections resulting from this project will require approval from the Department of Environmental Resources (DER) through the building permit process, which also takes soil type into consideration within the specific design requirements.

**Mitigation:** None.

**References:** California Building Code (2007) and the Stanislaus County General Plan and Support Documentation - Safety Element<sup>1</sup>.



VII. 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 proposed project should not generate significant greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment or conflict with any plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases.

**Mitigation:** None.

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



VIII. 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 for people residing or working in the project area?				X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X
<p><b>Discussion:</b> No known hazardous materials are on site nor will any exposure to hazardous materials be a part of this project. Road closures will be phased in and out during project construction; however, such closures would be temporary and not pose a significant impact. DER is responsible for overseeing hazardous materials in this area. The project has been referred to DER for comment but no issues have been raised relating to hazardous materials. The project site is near an airport; however, the project itself will not pose a safety or hazardous risk.</p>				
<p><b>Mitigation:</b> None.</p>				
<p><b>References:</b> Referral response from the Stanislaus County Department of Environmental Resources dated January 18, 2012, and the Stanislaus County General Plan and Support Documentation<sup>1</sup>.</p>				
IX. 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?				X

<p>b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?</p>				<p>X</p>
<p>c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?</p>				<p>X</p>
<p>d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?</p>				<p>X</p>
<p>e) 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?</p>				<p>X</p>
<p>f) Otherwise substantially degrade water quality?</p>				<p>X</p>
<p>g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?</p>				<p>X</p>
<p>h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?</p>				<p>X</p>
<p>i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?</p>				<p>X</p>
<p>j) Inundation by seiche, tsunami, or mudflow?</p>				<p>X</p>
<p><b>Discussion:</b> Run-off is not considered an issue because of several factors which limit the potential impact. These factors include a relative flat terrain of the subject site and relatively low rainfall intensities. Areas subject to flooding have been identified in accordance with the Federal Emergency Management Act. The project site itself is not located within a recognized flood zone and, as such, flooding is not an issue with respect to this project. A drainage and grading plan will be required for this project and incorporated into any construction related contracts. The project was referred to the Stanislaus County Department of Public Works as well as DER and no comments have been received with respect to hydrology or water quality. The project was also referred to the California Regional Water Quality Control Board (CRWQCB). CRWQCB is requiring a construction storm water general permit and the implementation of best management practices. The requirements will be included in any construction related contracts.</p>				
<p><b>Mitigation:</b> None.</p>				
<p><b>References:</b> Referral response from the California Regional Water Quality Control Board dated January 6, 2012; referral response from the Stanislaus County Department of Public Works dated January 24, 2012; referral response from the Stanislaus County Department of Environmental Resources dated January 18, 2012; and the Stanislaus County General Plan and Support Documentation<sup>1</sup>.</p>				
<p style="background-color: #cccccc;"> </p>				

X. 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) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				X
<p><b>Discussion:</b> The project area is within an established neighborhood. The proposed sewer infrastructure is a common and essential use found in a residential neighborhood. This project will not conflict with any applicable habitat conservation plan or natural community conservation plan and will not physically divide an established community.</p>				
<p><b>Mitigation:</b> None.</p>				
<p><b>References:</b> Application information; Stanislaus County Zoning Ordinance; Stanislaus County Assessor Records; and the Stanislaus County General Plan and Support Documentation<sup>1</sup>.</p>				
XI. MINERAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X
<p><b>Discussion:</b> 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.</p>				
<p><b>Mitigation:</b> None.</p>				
<p><b>References:</b> Stanislaus County General Plan and Support Documentation<sup>1</sup>.</p>				
XII. NOISE -- Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				X
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?				X



c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?				X
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			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 expose people residing or working in the project area to excessive noise levels?				X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

**Discussion:** A temporary noise increase will be associated with construction of the new structures. A standard condition will be incorporated into any construction related contracts limiting hours of construction from 7:00 a.m to 5:00 p.m., Monday thru Friday. After the project is constructed, the only noise that will occur will be for repairs or maintenance of the sewer infrastructure. The project site is adjacent to a public airport or private airstrip, but the project will not produce excessive noise levels.

**Mitigation:** None.

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



XIII. POPULATION AND HOUSING -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X	
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?			X	
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?			X	

**Discussion:** The proposed use will provide infrastructure improvements to an existing neighborhood. The current neighborhood has established infrastructure, subdivided residential lots with existing units, and zoning regulations that consider the potential for any additional (second) housing units. Any new construction or secondary housing units resulting from new sewer infrastructure will be required to meet access, parking, and lot coverage regulations as set forth in the Stanislaus County Zoning Ordinance. No housing or persons will be displaced by this project.

**Mitigation:** None.

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



XIV. PUBLIC SERVICES	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?			X	
Police protection?			X	
Schools?			X	
Parks?			X	
Other public facilities?			X	
<p><b>Discussion:</b> Each sewer connection resulting from this project will require a building permit. All necessary fees will be collected at the time the building permit is issued, which includes fire district fees as well as public facility fees. The project was referred to the Stanislaus Consolidated Fire Protection District. A referral response was received from the Modesto Regional Fire Authority on behalf of the District stating that the project poses a less than significant impact and no mitigation is required.</p>				
<p><b>Mitigation:</b> None.</p>				
<p><b>References:</b> Referral response from the Modesto Regional Fire Authority on behalf of the Stanislaus Consolidated Fire Protection District dated January 9, 2012, and the Stanislaus County General Plan and Support Documentation<sup>1</sup>.</p>				
XV. RECREATION --	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X
<p><b>Discussion:</b> This project is not anticipated to increase significant demands for recreational facilities as such impacts typically are associated with new residential development.</p>				
<p><b>Mitigation:</b> None.</p>				
<p><b>References:</b> Stanislaus County General Plan and Support Documentation<sup>1</sup>.</p>				

XVI. TRANSPORTATION/TRAFFIC -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?				X
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?				X
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
e) Result in inadequate emergency access?			X	
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?			X	
<p><b>Discussion:</b> The project was referred to the Stanislaus County Department of Public Works and CalTrans. CalTrans did not comment on the project. The Department of Public Works is requiring that a traffic control plan be submitted to the Stanislaus County Public Works Traffic Division which must conform to the California Manual of Traffic Control Devices. The Department is also requiring encroachment permits prior to any work being done in the County's right-of-way. These requirements will be incorporated into any construction related contracts requiring traffic controls.</p>				
<p><b>Mitigation:</b> None.</p>				
<p><b>References:</b> Referral response from the Stanislaus County Department of Public Works dated January 24, 2012, and the Stanislaus County General Plan and Support Documentation<sup>1</sup>.</p>				
XVII. UTILITIES AND SERVICE SYSTEMS -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?				X
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?				X

c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?				X
e) 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	
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?				X
g) Comply with federal, state, and local statutes and regulations related to solid waste?				X

**Discussion:** The sewer infrastructure project will connect the existing neighborhood into the City of Modesto's sewer district. The project was referred to the City of Modesto for comments. The City is requiring a "Measure M" advisory vote prior to the extension of sewer service for residential development. It is anticipated that the "Measure M" vote will occur in November of 2012. Limitations on providing services have not been identified. Referral responses from the Department of Public Works and DER have not indicated any concerns in this area.

**Mitigation:** None.

**References:** Referral Response from the City of Modesto dated January 13, 2012, and the Stanislaus County General Plan and Support Documentation<sup>1</sup>.



XVIII. 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 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, 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.

<sup>1</sup>Stanislaus County General Plan and Support Documentation adopted in October 1994, as amended. Optional and updated elements of the General Plan and Support Documentation: ***Agricultural Element*** adopted on December 18, 2007; ***Housing Element*** adopted on April 20, 2010 and pending certification by the California Department of Housing and Community Development; ***Circulation Element*** and ***Noise Element*** adopted on April 18, 2006.

## NEGATIVE DECLARATION

**NAME OF PROJECT:** Airport Sewer Infrastructure

**LOCATION OF PROJECT:** North of Oregon Drive, south of Yosemite Boulevard (Hwy 132), between Santa Rita and South Conejo Avenues, within the City of Modesto Sphere of Influence. This area is commonly referred to as the Airport Neighborhood.

**PROJECT DEVELOPERS:** Stanislaus County  
1010 10<sup>th</sup> St. Suite 3400  
Modesto, CA 95354

**DESCRIPTION OF PROJECT:** The proposal is a sewer infrastructure project within the unincorporated area of Stanislaus County's Airport Neighborhood. The Neighborhood is a disadvantaged community on the southeast side of the City of Modesto with approximately four-hundred eighty-one (481) residential parcels that rely on septic tanks for treatment of sewage. The project is proposed in response to health and safety concerns associated with failing septic systems. The project will include the installation of a sewer system with approximately 23,000 linear feet of sewer main, a pump station (if necessary), and street overlays. This will allow for individual sewer connections and removal of existing septic systems and may provide an opportunity to connect to area commercial and industrial properties in the future. The new sewer infrastructure will connect into the City of Modesto's existing public sewer system.

Based upon the Initial Study, dated **June 28, 2012**, the Environmental Coordinator finds as follows:

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

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

Initial Study prepared by: Javier Camarena, Assistant Planner

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

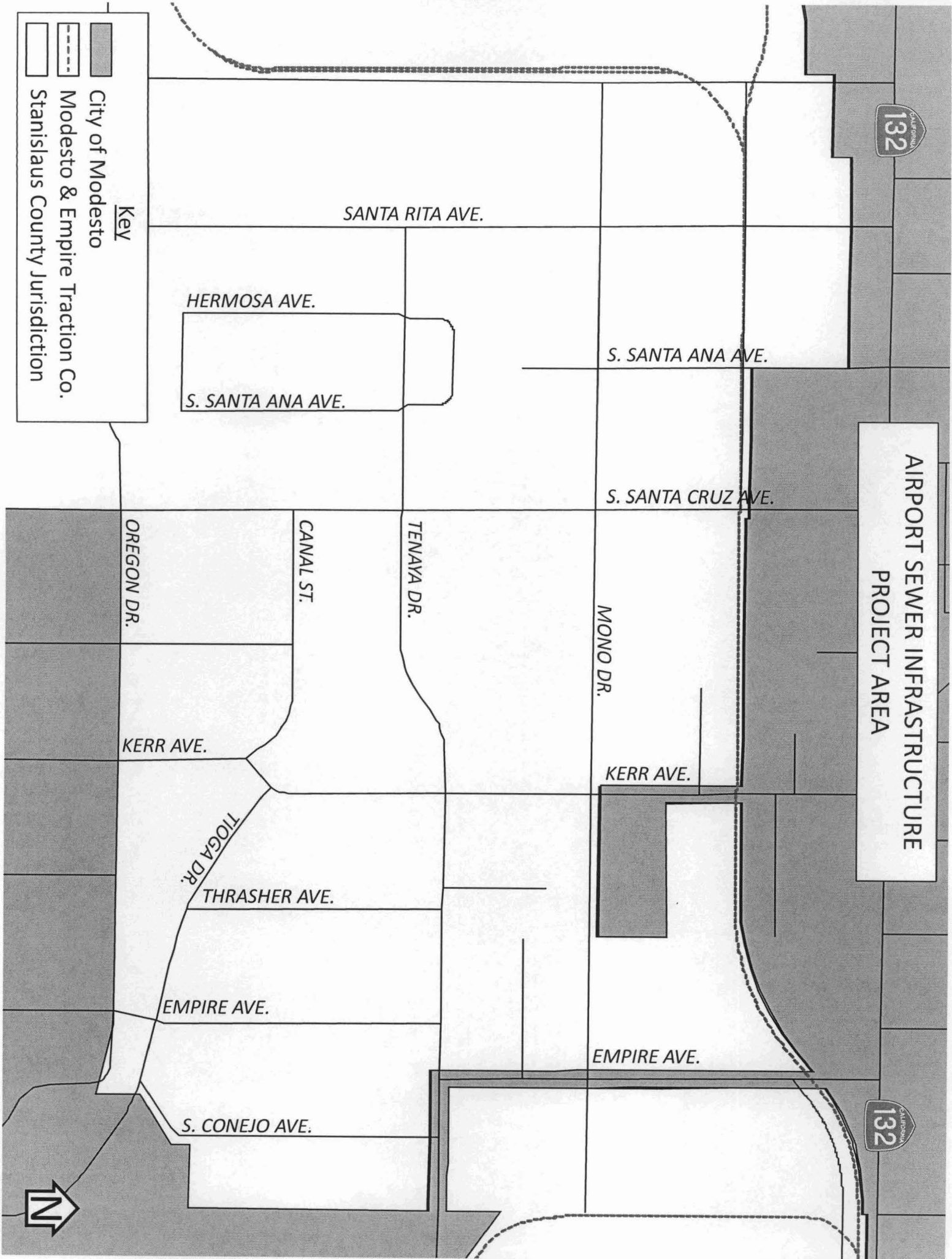


**AIRPORT SEWER INFRASTRUCTURE  
PROJECT AREA**



**Key**

-  City of Modesto
-  Modesto & Empire Traction Co.
-  Stanislaus County Jurisdiction



AIRPORT SEWER INFRASTRUCTURE  
AREA MAP

MODESTO

PROJECT  
SITE

EMPIRE

CALIFORNIA  
132

DRY CREEK

TUOLUMNE RIVER

E. HATCH RD.

CERES

HUGHSON

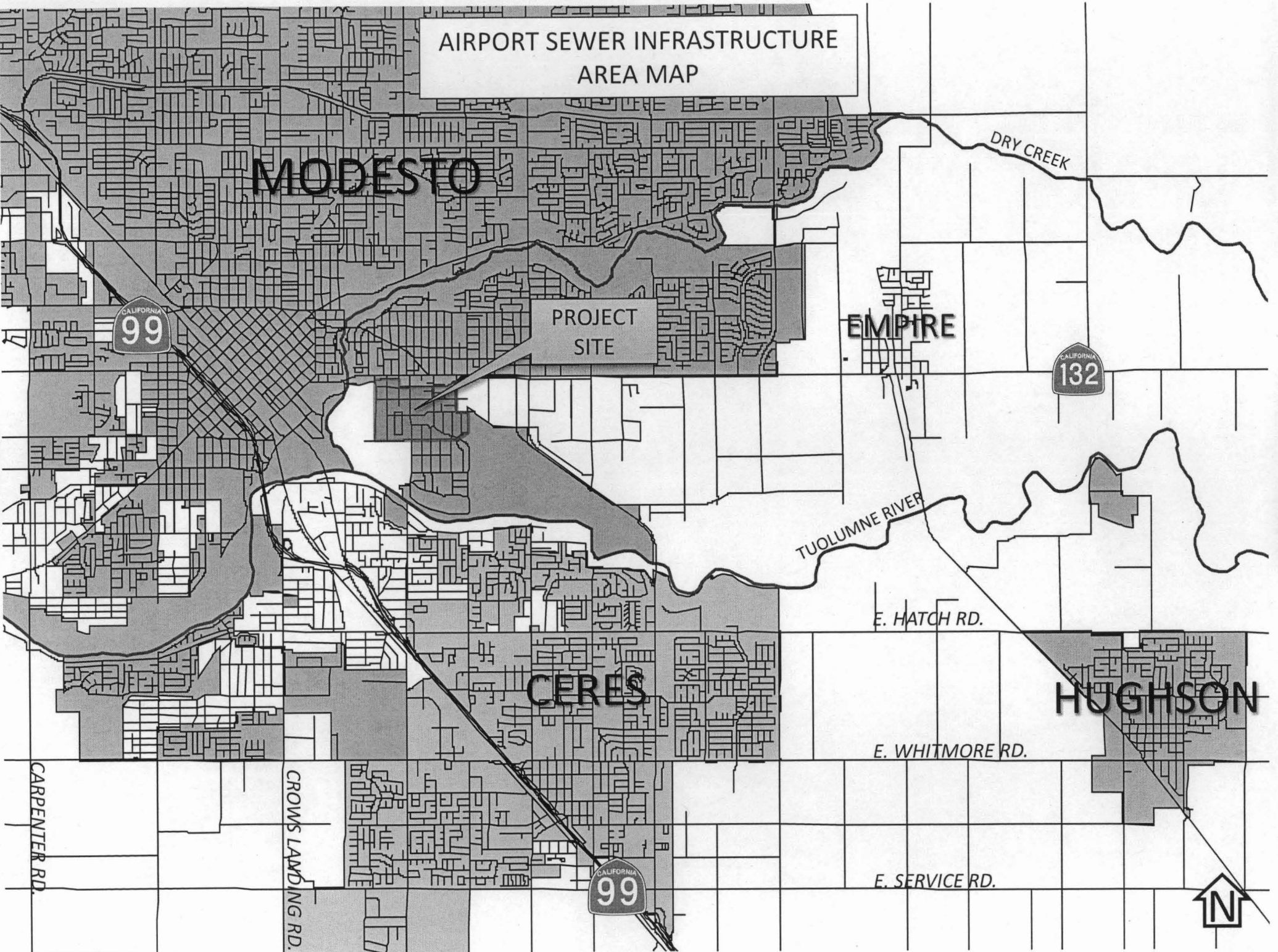
E. WHITMORE RD.

E. SERVICE RD.

CARPENTER RD.

CROWS LANDING RD.

CALIFORNIA  
99





AIRPORT SEWER INFRASTRUCTURE  
GENERAL PLAN MAP



MODESTO

S. SANTA ANA AVE.  
S. SANTA ANA AVE.

EMPIRE AVE.  
Industrial

MONO DR.

Industrial

Industrial  
Transition

Med/High  
Density  
Residential

SANTA RITA AVE.  
HERMOSA AVE.  
S. SANTA ANA AVE.

TENAYA DR.

CANAL ST.

THRASHER AVE.

TIOGA DR.

Planned  
Industrial

KERR AVE.

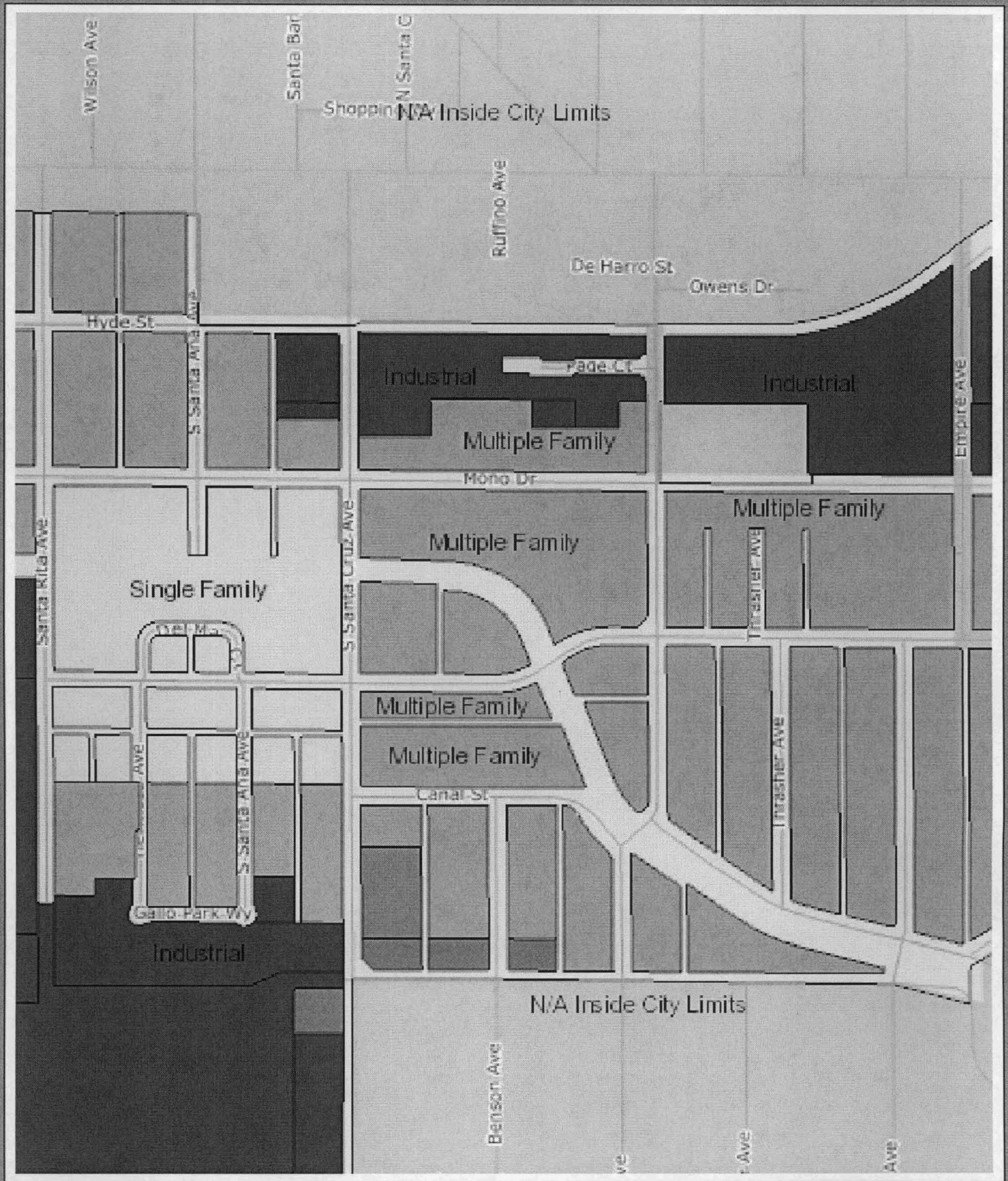
S. GONZO AVE.

EMPIRE AVE.

OREGON DR.

MODESTO





# Airport Zoning Map



Printed: Dec 23, 2011

AIRPORT SEWER INFRASTRUCTURE  
AERIAL (2008)

132  
CALIFORNIA



Airport Neighborhood Sewer  
Project Area

YOSEMITE BLVD. / HWY 132

SANTA RITA AVE.

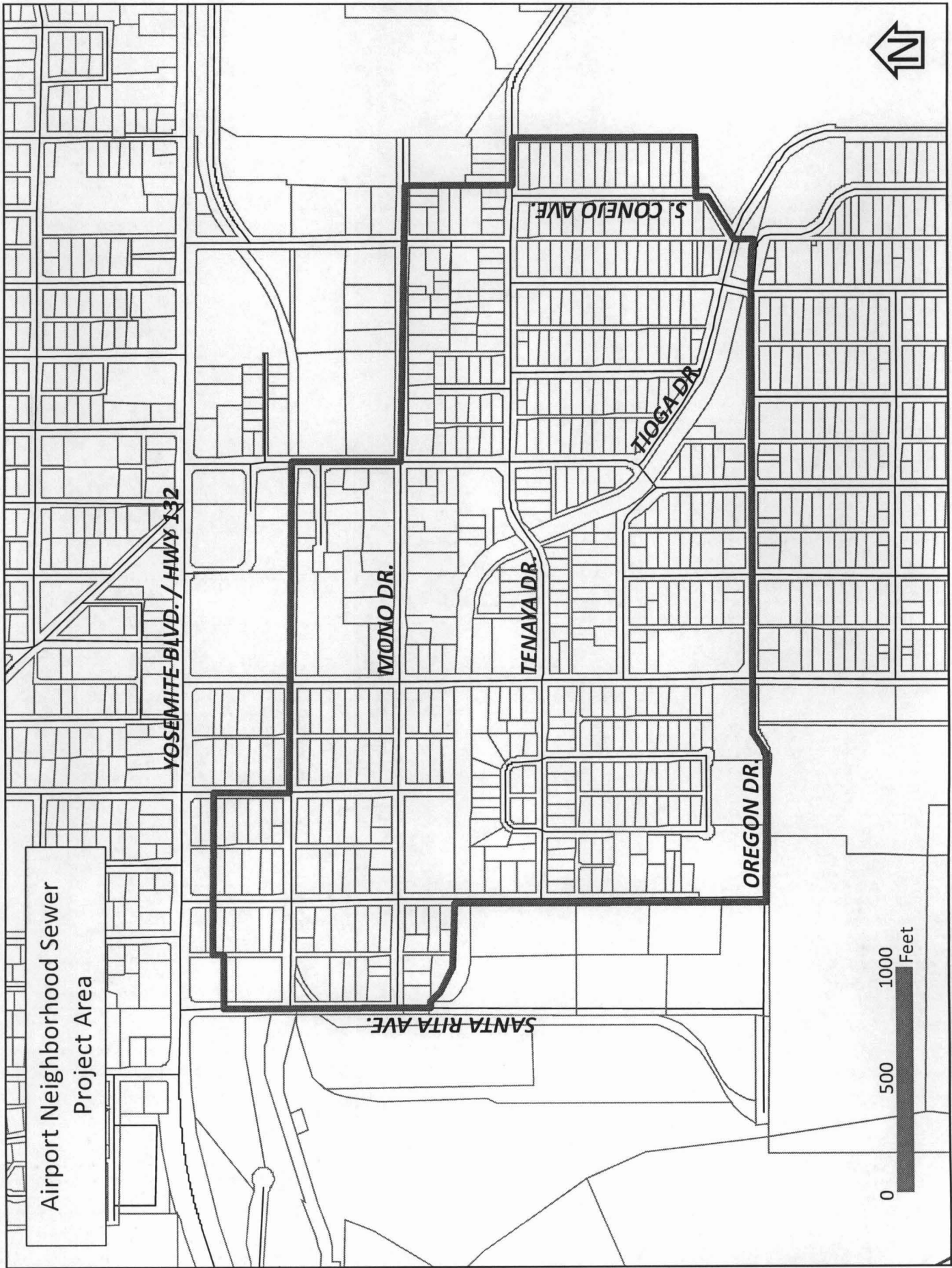
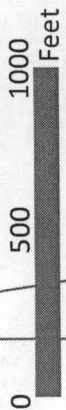
MONO DR.

TENAYA DR.

TIOGA DR.

S. CONEJO AVE.

OREGON DR.



FILED

12 AUG 13 AM 8:04

STANISLAUS CO. CLERK-RECORDER

STANISLAUS COUNTY  
DEPARTMENT OF PLANNING AND COMMUNITY  
DEVELOPMENT  
1010 10<sup>th</sup> Street, Suite 3400  
Modesto, California 95354

BY Jennifer Mercado  
DEPUTY

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**NOTICE OF INTENT TO ADOPT A NEGATIVE DECLARATION**

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The Stanislaus County Board of Supervisors will consider the adoption of a Negative Declaration for the project description below on **September 25, 2012** at 9:00 a.m., or as soon thereafter as the matter may be heard, at a public hearing to be held at the Tenth Street Place, Joint Chambers, Basement Level, 1010 10th Street, Modesto, California.

**Project Title:**  
Airport Sewer Infrastructure

**Project Location:**  
North of Oregon Drive, south of Yosemite Boulevard (Hwy 132), between Santa Rita and South Conejo Avenues, within the City of Modesto Sphere of Influence, Stanislaus County. APN: Multiple

**Description of Project:** Proposing a sewer infrastructure project within the unincorporated area of Stanislaus County's Airport Neighborhood which consists of approximately 150 acres including approximately 481 residential parcels. The site is not located within any FEMA designated floodplains. The area is zoned R-1, R-2, R-3, P-D, M and C-1. The project will include the installation of a sewer system with approximately 23,000 linear feet of sewer main and street overlays. The new sewer infrastructure will connect into the City of Modesto's existing public sewer system.

**Lead Agency:**  
Stanislaus County, Department of Planning and Community Development

**Address Where Copy of Proposed Negative Declaration is Available:**  
Stanislaus County, Department of Planning and Community Development  
1010 10th Street, Suite 3400  
Modesto, California 95354-2380  
[www.stanco-planning.org](http://www.stanco-planning.org)

**Review Period:**  
August 13, 2012, to September 12, 2012

**Contact Person:**  
Javier Camarena, Assistant Planner

Do not remove from posting until: **September 26, 2012**

**NATIVE AMERICAN HERITAGE COMMISSION**

915 CAPITOL MALL, ROOM 364  
SACRAMENTO, CA 95814  
(916) 653-6251  
Fax (916) 657-5390  
Web Site [www.nahc.ca.gov](http://www.nahc.ca.gov)  
ds\_nahc@pacbell.net



July 10, 2012

Mr. Javier Camarena, Assistant Planner

**Stanislaus County Planning and Community Development Department**

1010 – 10<sup>th</sup> Street, Suite 3400  
Modesto, CA 95354

Re: SCH#2012012039; CEQA Notice of Completion; proposed Negative Declaration for the "Parklawn Sewer Infrastructure Project;" located within the City of Modesto's Sphere of Influence; Stanislaus County, California.

Dear Mr. Camarena:

The Native American Heritage Commission (NAHC), the State of California 'Trustee Agency' for the protection and preservation of Native American cultural resources pursuant to California Public Resources Code §21070 and affirmed by the Third Appellate Court in the case of EPIC v. Johnson (1985: 170 Cal App. 3<sup>rd</sup> 604).

This letter includes state and federal statutes relating to Native American historic properties of religious and cultural significance to American Indian tribes and interested Native American individuals as 'consulting parties' under both state and federal law. State law also addresses the freedom of Native American Religious Expression in Public Resources Code §5097.9.

The California Environmental Quality Act (CEQA – CA Public Resources Code 21000-21177, amendments effective 3/18/2010) requires that any project that causes a substantial adverse change in the significance of an historical resource, that includes archaeological resources, is a 'significant effect' requiring the preparation of an Environmental Impact Report (EIR) per the CEQA Guidelines defines a significant impact on the environment as 'a substantial, or potentially substantial, adverse change in any of physical conditions within an area affected by the proposed project, including ... objects of historic or aesthetic significance.' In order to comply with this provision, the lead agency is required to assess whether the project will have an adverse impact on these resources within the 'area of potential effect (APE), and if so, to mitigate that effect. The NAHC did conduct a Sacred Lands File (SLF) search within the 'area of potential effect (APE)' and Native American cultural resources were not identified in the project area specified; however, it is in close proximity to recorded cultural resources.

The NAHC "Sacred Sites," as defined by the Native American Heritage Commission and the California Legislature in California Public Resources Code §§5097.94(a) and 5097.96. Items in the NAHC Sacred Lands Inventory are confidential and exempt from the Public Records Act pursuant to California Government Code §6254 (r).

Early consultation with Native American tribes in your area is the best way to avoid unanticipated discoveries of cultural resources or burial sites once a project is underway. Culturally affiliated tribes and individuals may have knowledge of the religious and cultural significance of the historic properties in the project area (e.g. APE). We strongly urge that you

ATTACHMENT 7

make contact with the list of Native American Contacts on the attached list of Native American contacts, to see if your proposed project might impact Native American cultural resources and to obtain their recommendations concerning the proposed project. Pursuant to CA Public Resources Code § 5097.95, the NAHC requests cooperation from other public agencies in order that the Native American consulting parties be provided pertinent project information. Consultation with Native American communities is also a matter of environmental justice as defined by California Government Code §65040.12(e). Pursuant to CA Public Resources Code §5097.95, the NAHC requests that pertinent project information be provided consulting tribal parties. The NAHC recommends *avoidance* as defined by CEQA Guidelines §15370(a) to pursuing a project that would damage or destroy Native American cultural resources and Section 2183.2 that requires documentation, data recovery of cultural resources.

Furthermore, the NAHC if the proposed project is under the jurisdiction of the statutes and regulations of the National Environmental Policy Act (e.g. NEPA; 42 U.S.C. 4321-43351). Consultation with tribes and interested Native American consulting parties, on the NAHC list, should be conducted in compliance with the requirements of federal NEPA and Section 106 and 4(f) of federal NHPA (16 U.S.C. 470 *et seq*), 36 CFR Part 800.3 (f) (2) & .5, the President's Council on Environmental Quality (CSQ, 42 U.S.C 4371 *et seq.* and NAGPRA (25 U.S.C. 3001-3013) as appropriate. The 1992 *Secretary of the Interiors Standards for the Treatment of Historic Properties* were revised so that they could be applied to all historic resource types included in the National Register of Historic Places and including cultural landscapes. Also, federal Executive Orders Nos. 11593 (preservation of cultural environment), 13175 (coordination & consultation) and 13007 (Sacred Sites) are helpful, supportive guides for Section 106 consultation. The aforementioned Secretary of the Interior's *Standards* include recommendations for all 'lead agencies' to consider the historic context of proposed projects and to "research" the cultural landscape that might include the 'area of potential effect.'

Confidentiality of "historic properties of religious and cultural significance" should also be considered as protected by California Government Code §6254( r) and may also be protected under Section 304 of the NHPA or at the Secretary of the Interior discretion if not eligible for listing on the National Register of Historic Places. The Secretary may also be advised by the federal Indian Religious Freedom Act (cf. 42 U.S.C., 1996) in issuing a decision on whether or not to disclose items of religious and/or cultural significance identified in or near the APEs and possibility threatened by proposed project activity.

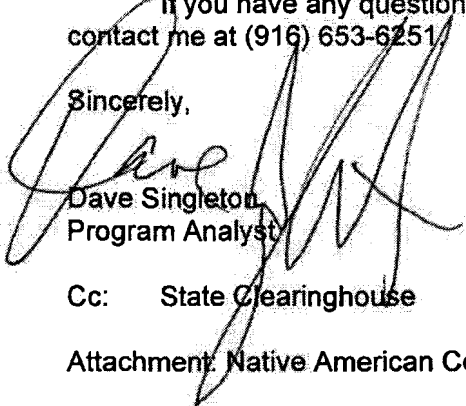
Furthermore, Public Resources Code Section 5097.98, California Government Code §27491 and Health & Safety Code Section 7050.5 provide for provisions for inadvertent discovery of human remains mandate the processes to be followed in the event of a discovery of human remains in a project location other than a 'dedicated cemetery'.

To be effective, consultation on specific projects must be the result of an ongoing relationship between Native American tribes and lead agencies, project proponents and their contractors, in the opinion of the NAHC. Regarding tribal consultation, a relationship built around regular meetings and informal involvement with local tribes will lead to more qualitative consultation tribal input on specific projects.

Finally, when Native American cultural sites and/or Native American burial sites are prevalent within the project site, the NAHC recommends 'avoidance' of the site as referenced by CEQA Guidelines Section 15370(a).

If you have any questions about this response to your request, please do not hesitate to contact me at (916) 653-6251.

Sincerely,



Dave Singleton  
Program Analyst

Cc: State Clearinghouse

Attachment: Native American Contact List



## Native American Contacts

Stanislaus County

July 10, 2012

Tule River Indian Tribe  
Neil Peyron, Chairperson  
P.O. Box 589                      Yokuts  
Porterville, CA 93258  
chairman@tulerivertribe-nsn.  
(559) 781-4271  
(559) 781-4610 FAX

Southern Sierra Miwuk Nation  
Anthony Brochini, Chairperson  
P.O. Box 1200                      Miwok  
Mariposa, CA 95338              Pauite  
tony\_brochini@nps.gov          Northern Valley Yokut  
209-379-1008  
209-628-0085 cell

Buena Vista Rancheria  
Rhonda Morningstar Pope, Chairperson  
1418 20th Street, Suite 200      Me-Wuk / Miwok  
Sacramento, CA 95811  
rhonda@buenavistatribe.  
916 491-0011  
916 491-0012 - fax

Tuolumne Band of Me-Wuk  
Kevin Day, Chairperson  
P.O. Box 699                      Me-Wuk - Miwok  
Tuolumne, CA 95379  
receptionist@mlode.com  
(209) 928-3475 - Tribal  
Office  
(209) 928-1677 - Fax

California Valley Miwok Tribe  
Silvia Burley, Chairperson  
10601 N Escondido PL              Miwok  
Stockton, CA 95212  
office@cvmt.net  
209-931-4567  
209-931-4333

Tuolumne Band of Me-Wuk  
Mary Camp, Tribal Administrator  
P.O. Box 699                      Me-Wuk - Miwok  
Tuolumne, CA 95379  
receptionist@mlode.com  
(209) 928-3475 - Tribal  
Office  
(209) 928-1677 - Fax

North Valley Yokuts Tribe  
Katherine Erolinda Perez  
PO Box 717                      Ohlone/Costanoan  
Linden, CA 95236                  Northern Valley Yokuts  
Bay Miwok  
(209) 887-3415  
canutes@verizon.net

Southern Sierra Miwuk Nation  
Les James, Spiritual Leader  
PO Box 1200                      Miwok  
Mariposa, CA 95338              Pauite  
209-966-3690                      Northern Valley Yokut

This list is current only as of the date of this document.

Distribution of this list does not relieve any person of the statutory responsibility as defined in Section 7050.5 of the Health and Safety Code, Section 5097.94 of the Public Resources Code and Section 5097.98 of the Public Resources Code.

This list is applicable for contacting local Native Americans with regard to cultural resources for the proposed sCH#2012012039; CEQA Notice of Completion; proposed Negative Declaration for the Parklawn Sewer Infrastructure Project; located in the City of Modesto area; Stanislaus County, California.

**Native American Contacts**

Stanislaus County

July 10, 2012

Tuolumne Band of Me-Wuk  
Stanley Cox, Cultural Resources Dr  
P.O. Box 699 Me-Wuk - Miwok  
Tuolumne, CA 95379  
receptionist@mlode.com  
(209) 928-3475 - Tribal  
Office  
(209) 928-1677 - Fax

Tuolumne Band of Me-Wuk  
Reba Fuller  
P.O. Box 699 Me-Wuk - Miwok  
Tuolumne, CA 95379  
rfuller@mlode.com  
(209) 928-3475 - Tribal  
Office  
(209) 928-1677 - Fax

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This list is applicable for contacting local Native Americans with regard to cultural resources for the proposed sCH#2012012039; CEQA Notice of Completion; proposed Negative Declaration for the Parklawn Sewer Infrastructure Project; located in the City of Modesto area; Stanislaus County, California.



## 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 - FAX (209) 667-3324

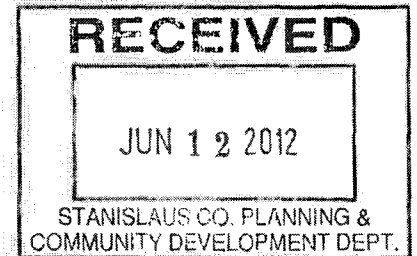
*Alpine, Calaveras, Mariposa, Merced, San Joaquin, Stanislaus & Tuolumne Counties*

**Date:** 6/7/2012

**CCIC File #:** 8270N

**Project:** Airport Sewer  
Infrastructure Project Area

Javier Camarena  
Assistant Planner  
Stanislaus County Planning and Community Development  
1010 10<sup>th</sup> Street  
Modesto, CA 95354



**Dear Mr. Camarena:**

We have conducted a records search as per your request for the above-referenced project area located on the Riverbank USGS 7.5-minute quadrangle map in Stanislaus County. The project area is almost entirely encompassed by the area subject to a previous records search (CCIC File #7509N, 9/15/2009) with the exception of a small portion east of S. Conejo Avenue.

Search of our files includes review of our maps for the specific project area (as specified by the client), and review of the National Register of Historic Places, the California Register of Historical Resources, the *California Inventory of Historic Resources* (1976), the *California Historical Landmarks* (1990), and the California Points of Historical Interest listing (May 1992 and updates), the Directory of Properties in the Historic Property Data File (HPDF) and the Archaeological Determinations of Eligibility (ADOE) (Office of Historic Preservation current computer lists dated 04-05-2012). As per your request, we have directed the search to focus on available information pertaining to historic buildings and structures.

The following details the results of the records search:

### **Historic resources within the project area:**

- (1) The current Directory of Properties in the Historic Property Data File for Stanislaus County (HPDF) (04-05-2012:6, 7, 8, 9, 11, 20) lists some historic properties that have been identified within the roads associated with the Airport Sewer Infrastructure project (see attached listing). Since we do not know the exact street addresses of the buildings involved in your project, some of these historic properties may fall outside of the specific project area. We have provided a key to the California Historical Resource Status Codes

that details the evaluation rating for each building. We have no information on file that shows that the entire Airport Sewer Infrastructure Project has been subject to a formal historic resources inventory.

- (2) The Modesto-Empire Traction Railroad within the project is a historical resource that apparently has not been subject to formal documentation or evaluation.
- (3) For your information, prehistoric Native American burials have been found immediately adjacent to the project area.

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

**Previous historical resource inventory investigations within the project area:** None 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 proposed sewer project will involve subsurface or other ground disturbing invasive activities, there is a high potential within the Airport Sewer Infrastructure project for discovery of subsurface remains, including, but not limited to, prehistoric Native American habitation sites and inhumations, as well as historic refuse deposits and structural foundations that could be encountered during construction activities; subcontractors and workers should be advised of this possibility.

Since the entire project area has not been subject to a historic resource inventory, 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. The **Statewide Referral List for Historical Resources Consultants** is available and posted for your use on the internet at <http://chrisinfo.org>

We also advise you that in accordance with Federal and State law, if any historical resources are discovered during project-related activities, all work is to stop and the lead agency and a qualified professional are to be consulted to determine the importance and appropriate treatment of the find. If Native American remains are found the County Coroner and the Native American Heritage Commission, Sacramento (916-653-4082) are to be notified immediately for recommended procedures.

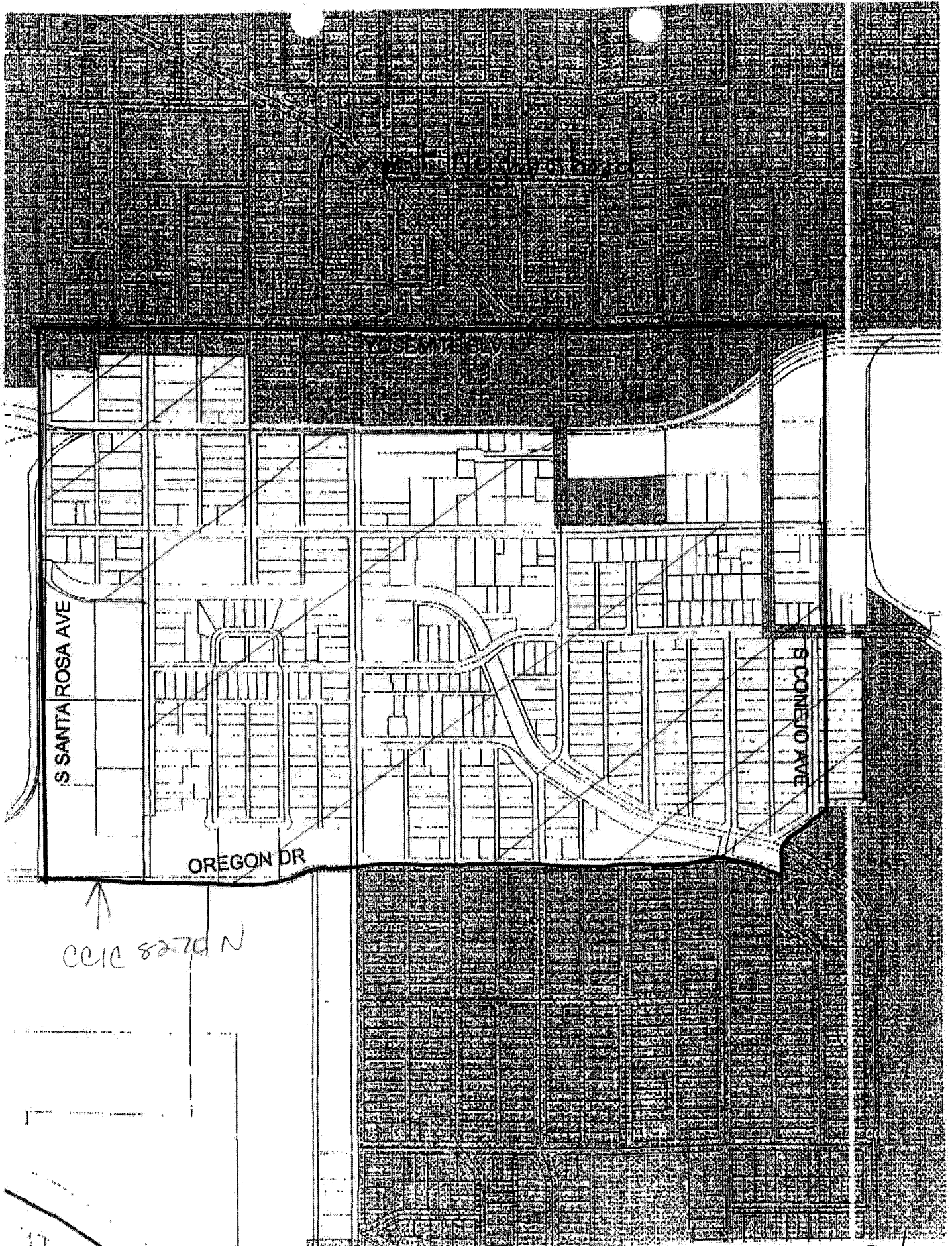
**We further advise you that if you retain the services of a historical resources consultant, the firm or individual you retain is responsible for submitting any report of findings prepared for you to the Central California Information Center, including one copy of the narrative report and two copies of any records that document historical resources found as a result of field work. If the consultant wishes to obtain copies of materials not included with this records search reply, additional copy or records search fees may apply.**

We thank you for contacting this office regarding historical resource preservation. Please let us know when we can be of further service. Billing is attached, payable within 60 days of receipt of the invoice.

Sincerely,

A handwritten signature in cursive script, appearing to read "E. A. Greathouse".

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



S SANTA ROSA AVE

OREGON DR

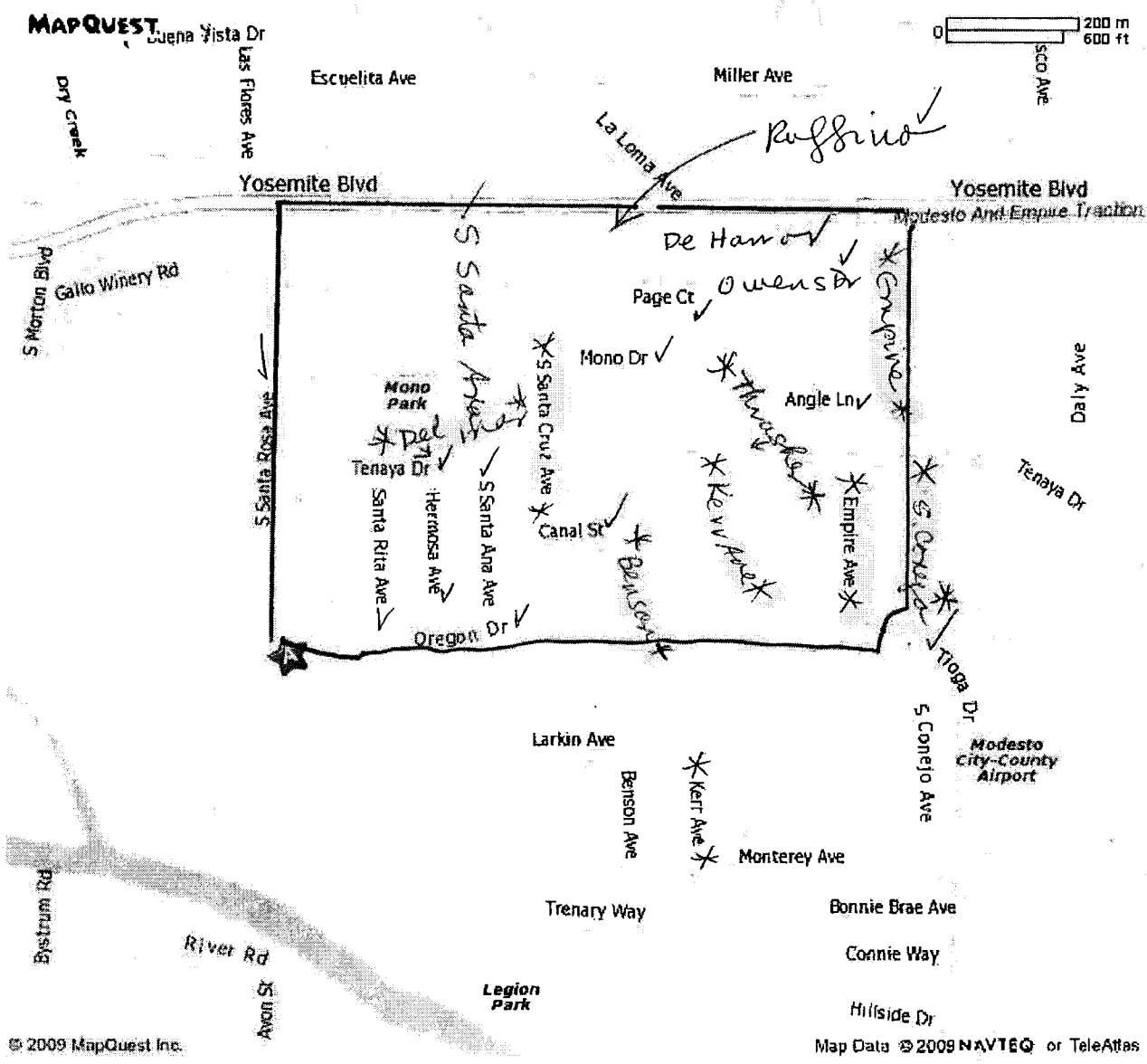
S CONQUISTADOR AVE

CCIC 8270 N

CCIC 7509 N

## California Historical Resource Status Codes

- 1 Properties listed in the National Register (NR) or the California Register (CR)**
- 1D Contributor to a district or multiple resource property listed in NR by the Keeper. Listed in the CR.
  - 1S Individual property listed in NR by the Keeper. Listed in the CR.
  
  - 1CD Listed in the CR as a contributor to a district or multiple resource property by the SHRC
  - 1CS Listed in the CR as individual property by the SHRC.
  - 1CL Automatically listed in the California Register – Includes State Historical Landmarks 770 and above and Points of Historical Interest nominated after December 1997 and recommended for listing by the SHRC.
- 2 Properties determined eligible for listing in the National Register (NR) or the California Register (CR)**
- 2B Determined eligible for NR as an individual property and as a contributor to an eligible district in a federal regulatory process. Listed in the CR.
  - 2D Contributor to a district determined eligible for NR by the Keeper. Listed in the CR.
  - 2D2 Contributor to a district determined eligible for NR by consensus through Section 106 process. Listed in the CR.
  - 2D3 Contributor to a district determined eligible for NR by Part I Tax Certification. Listed in the CR.
  - 2D4 Contributor to a district determined eligible for NR pursuant to Section 106 without review by SHPO. Listed in the CR.
  - 2S Individual property determined eligible for NR by the Keeper. Listed in the CR.
  - 2S2 Individual property determined eligible for NR by a consensus through Section 106 process. Listed in the CR.
  - 2S3 Individual property determined eligible for NR by Part I Tax Certification. Listed in the CR.
  - 2S4 Individual property determined eligible for NR pursuant to Section 106 without review by SHPO. Listed in the CR.
  
  - 2CB Determined eligible for CR as an individual property and as a contributor to an eligible district by the SHRC.
  - 2CD Contributor to a district determined eligible for listing in the CR by the SHRC.
  - 2CS Individual property determined eligible for listing in the CR by the SHRC.
- 3 Appears eligible for National Register (NR) or California Register (CR) through Survey Evaluation**
- 3B Appears eligible for NR both individually and as a contributor to a NR eligible district through survey evaluation.
  - 3D Appears eligible for NR as a contributor to a NR eligible district through survey evaluation.
  - 3S Appears eligible for NR as an individual property through survey evaluation.
  
  - 3CB Appears eligible for CR both individually and as a contributor to a CR eligible district through a survey evaluation.
  - 3CD Appears eligible for CR as a contributor to a CR eligible district through a survey evaluation.
  - 3CS Appears eligible for CR as an individual property through survey evaluation.
- 4 Appears eligible for National Register (NR) or California Register (CR) through other evaluation**
- 4CM Master List - State Owned Properties – PRC §5024.
- 5 Properties Recognized as Historically Significant by Local Government**
- 5D1 Contributor to a district that is listed or designated locally.
  - 5D2 Contributor to a district that is eligible for local listing or designation.
  - 5D3 Appears to be a contributor to a district that appears eligible for local listing or designation through survey evaluation.
  - 5S1 Individual property that is listed or designated locally.
  - 5S2 Individual property that is eligible for local listing or designation.
  - 5S3 Appears to be individually eligible for local listing or designation through survey evaluation.
  - 5B Contributor and individually eligible or listed as coded (1/2/3)
- 6 Not Eligible for Listing or Designation as specified**
- 6C Determined ineligible for or removed from California Register by SHRC.
  - 6J Landmarks or Points of Interest found ineligible for designation by SHRC.
  - 6L Determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning.
  - 6T Determined ineligible for NR through Part I Tax Certification process.
  - 6U Determined ineligible for NR pursuant to Section 106 without review by SHPO.
  - 6W Removed from NR by the Keeper.
  - 6X Determined ineligible for the NR by SHRC or Keeper.
  - 6Y Determined ineligible for NR by consensus through Section 106 process – Not evaluated for CR or Local Listing.
  - 6Z Found ineligible for NR, CR or Local designation through survey evaluation.
- 7 Not Evaluated for National Register (NR) or California Register (CR) or Needs Reevaluation**
- 7J Received by OHP for evaluation or action but not yet evaluated.
  - 7K Resubmitted to OHP for action but not reevaluated.
  - 7L State Historical Landmarks 1-769 and Points of Historical Interest designated prior to January 1998 – Needs to be reevaluated using current standards.
  - 7M Submitted to OHP but not evaluated - referred to NPS.
  - 7N Needs to be reevaluated (Formerly NR Status Code 4)
  - 7N1 Needs to be reevaluated (Formerly NR SC4) – may become eligible for NR w/restoration or when meets other specific conditions.
  - 7R Identified in Reconnaissance Level Survey: Not evaluated.
  - 7W Submitted to OHP for action – withdrawn.



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\* HPDF listing  
 ✓ no listing

CCIC 7509N  
 \* CCIC 8270N



OFFICE OF HISTORIC PRESERVATION * * * Directory of Properties in the Historic Property Data File for STANISLAUS County, Page 6 04-05-12											
PROPERTY-NUMBER	PRIMARY-#	STREET ADDRESS	NAMES	CITY NAME	OWN	YR-C	OHP-PROG..	PRG-REFERENCE-NUMBER	STAT-DAT	NRS	CR
137007		402 9TH ST	UNION PACIFIC RAILWAY OFFICE/ TIDE ↳ burned down 2007	MODESTO	P	1935	HIST. RES.	DOE-50-02-0011-0000	12/12/02	6Y	
073073	50-000622	1029 9TH ST	RAILWAY EXPRESS AGENCY, R. J. SWEE	MODESTO	P	1919	NAT. REG.	50-0004	08/31/89	7J	
079384	50-000623	1518 9TH ST	MODESTO VETERINARY HOSPITAL	MODESTO	P	0	HIST. RES.	DOE-50-92-0009-0000	11/13/92	6Y	
079382	50-000624 520	1602 9TH ST	OLD MILL CAFE - gone	MODESTO	P	1935	HIST. RES.	DOE-50-92-0007-0000	11/13/92	6Y	
							PROJ. REVW.	FHWA920923B	11/13/92	6Y	
057745	50-000625	117 ACHOR CT		MODESTO	P	1927	HIST. SURV.	5352-0070-0000		7R	
057746	50-000626	119 ACHOR CT		MODESTO	P	1926	HIST. SURV.	5352-0071-0000		7R	
057559	50-000627	203 ACHOR CT		MODESTO	P	1925	HIST. SURV.	5352-0004-0000		7R	
057560	50-000628	522 ADAM AVE		MODESTO	P	1922	HIST. SURV.	5352-0005-0000		5S2	
057561	50-000629	529 ADAM AVE		MODESTO	P	1924	HIST. SURV.	5352-0006-0000		7R	
181523		ALAMO AVE		MODESTO	P	1945	PROJ. REVW.	HUD110204J	02/07/11	6Y	
182243		1310 ALAMO AVE		MODESTO	P	1940	PROJ. REVW.	HUD110401D	04/13/11	6Y	
183066		1432 ALBANY AVE		MODESTO	P	1951	PROJ. REVW.	HUD1007280	08/28/10		
169782		201 ALGEN AVE		MODESTO	P	1981	PROJ. REVW.	HUD071206D	12/12/07		
057775	50-000630	815 ALICE AVE		MODESTO	P	1940	HIST. SURV.	5352-0098-0003		7R	
057776	50-000631	816 ALICE AVE		MODESTO	P	1914	HIST. SURV.	5352-0098-0004		5D2	
057774	50-000632	823 ALICE AVE		MODESTO	P	1918	HIST. SURV.	5352-0098-0002		5D2	
057773	50-000633	915 ALICE AVE		MODESTO	P	1941	HIST. SURV.	5352-0098-0001		7R	
057859	50-000634	ALICE ST	NORTH ADDITION WISECARVER TRACT	MODESTO	P	1912	HIST. SURV.	5352-0098-9999		5D2	
057937	50-000635	616 ALICE ST		MODESTO	P	1920	HIST. SURV.	5352-0099-0078		5D2	
057938	50-000636	717 ALICE ST		MODESTO	P	1920	HIST. SURV.	5352-0099-0079		5D2	
057588	50-000637	ALMOND AVE	District - 100 Block Almond Ave.	MODESTO	P	1914	HIST. SURV.	5352-0025-9999		5D2	
057580	50-000638	112 ALMOND AVE		MODESTO	P	1925	HIST. SURV.	5352-0025-0001		5D2	
057581	50-000639	114 ALMOND AVE		MODESTO	P	1926	HIST. SURV.	5352-0025-0002		5D2	
057582	50-000640	117 ALMOND AVE		MODESTO	P	1922	HIST. SURV.	5352-0025-0003		5D2	
057583	50-000641	124 ALMOND AVE		MODESTO	P	1919	HIST. SURV.	5352-0025-0004		5D2	
057584	50-000642	125 ALMOND AVE		MODESTO	P	1917	HIST. SURV.	5352-0025-0005		5D2	
057585	50-000643	131 ALMOND AVE		MODESTO	P	1924	HIST. SURV.	5352-0025-0006		5D2	
057586	50-000644	139 ALMOND AVE		MODESTO	P	1924	HIST. SURV.	5352-0025-0007		5D2	
057587	50-000645	140 ALMOND AVE		MODESTO	P	1914	HIST. SURV.	5352-0025-0008		5D2	
082343	50-000646	302 ALTURAS AVE		MODESTO	P	1930	PROJ. REVW.	HUD930603J	06/11/93	6Y	
066279	50-000647	318 ALTURAS AVE	RESIDENCE	MODESTO	U		PROJ. REVW.	HUD870930D	10/28/87	6Y	
066249	50-000648	322 ALTURAS AVE	RESIDENCE	MODESTO	U		PROJ. REVW.	HUD870921U	10/21/87	6Y	
067001	50-000649	323 ALTURAS AVE		MODESTO	U		PROJ. REVW.	HUD891018L	11/22/89	6Y	
065512	50-000650	330 ALTURAS AVE		MODESTO	U		PROJ. REVW.	HUD881020M	11/14/88		
066477	50-000651	341 ALTURAS AVE	HOUSING REHABILITATION	MODESTO	P	1928	PROJ. REVW.	HUD930603bb	06/11/93		
							PROJ. REVW.	HUD880209B	03/07/88		
080879	50-000652	345 ALTURAS AVE		MODESTO	U	1928	PROJ. REVW.	HUD930311W	04/21/93	6Y	
066471	50-000653	405 ALTURAS AVE	HOUSING REHABILITATION	MODESTO	U		PROJ. REVW.	HUD880209C	03/07/88	6Y	
066064	50-000654	429 ALTURAS AVE		MODESTO	U		PROJ. REVW.	HUD890727F	08/25/89	6Y	
140420		5043 AMERICAN AVE		MODESTO	P	1916	HIST. RES.	DOE-50-00-0033-0000	11/16/00	6Y	
							PROJ. REVW.	FHWA001020A	11/16/00	6Y	
057777	50-000655	1104 ARC AVE		MODESTO	P	1923	HIST. SURV.	5352-0098-0005		5D2	
057778	50-000656	1112 ARC AVE		MODESTO	P	1940	HIST. SURV.	5352-0098-0006		7R	
057779	50-000657	1116 ARC AVE		MODESTO	P	1940	HIST. SURV.	5352-0098-0007		7R	
057780	50-000658	1120 ARC AVE		MODESTO	P	1940	HIST. SURV.	5352-0098-0008		7R	
057781	50-000659	1130 ARC AVE		MODESTO	P	1940	HIST. SURV.	5352-0098-0009		7R	
175031		1529 ARDMORE AVE		MODESTO	P	1951	PROJ. REVW.	HUD090225F	03/25/09	6Y	
183216		1605 ARDMORE AVE		MODESTO	P	1955	PROJ. REVW.	HUD100630J	07/21/10	6Y	
177512		1632 BEDFORD AVE		MODESTO	P	1951	PROJ. REVW.	HUD091221H	01/20/10	6Y	
102824	50-000660	608 BENSON AVE		MODESTO	P	1940	PROJ. REVW.	HUD960624D	07/30/96	6Y	
096386	50-000661	620 BENSON AVE		MODESTO	P	1939	PROJ. REVW.	HUD950627A	07/03/95	6Y	
180176		625 BENSON AVE		MODESTO	P	1937	PROJ. REVW.	HUD100621L	07/16/10	6Y	
092889	50-000662	701 BENSON AVE		MODESTO	P	1935	PROJ. REVW.	HUD940908B	11/16/94	6Y	

PROPERTY-NUMBER	PRIMARY-#	STREET ADDRESS	NAMES	CITY NAME	OWN	YR-C	OHP-PROG	PRG-REFERENCE-NUMBER	STAT-DAT	NRS	CRI
101327	50-000663	803 BENSON AVE		MODESTO	F	1920	PROJ.REVW.	HUD960208H	03/19/96	6Y	
099935	50-000664	805 BENSON AVE		MODESTO	F	1943	PROJ.REVW.	HUD951215C	01/09/96	6Y	
092897	50-000665	821 BENSON AVE		MODESTO	F	1945	PROJ.REVW.	HUD940930A	11/16/94	6Y	
150628		505 BODEM ST		MODESTO	F	1920	HIST.RES.	DOE-50-04-0021-0000	03/17/04	6Y	
							PROJ.REVW.	HUD040225D	03/17/04	6Y	
093935	50-000666	525 BODEM ST		MODESTO	F	1916	PROJ.REVW.	HUD941208F	12/27/94	6Y	
169783		1601 BOISE AVE		MODESTO	F	1981	PROJ.REVW.	HUD071206D	12/12/07	6Y	
185002		124 BONITA CR		MODESTO	F	1954	PROJ.REVW.	HUD101018U	11/01/10	6Y	
167339		505 BRIGGS AVE		MODESTO	F	1950	PROJ.REVW.	HUD070521G	05/25/07	6Y	
167340		513 BRIGGS AVE		MODESTO	F	1940	PROJ.REVW.	HUD070521H	05/25/07	6Y	
167341		519 BRIGGS AVE		MODESTO	F	1935	PROJ.REVW.	HUD070521I	05/25/07	6Y	
167342		529 BRIGGS AVE		MODESTO	F	1934	PROJ.REVW.	HUD070521J	05/25/07	6Y	
167343		617 BRIGGS AVE		MODESTO	F	1989	PROJ.REVW.	HUD070521K	05/25/07	6Y	
167344		628 BRIGGS AVE		MODESTO	F	1921	PROJ.REVW.	HUD070521L	05/25/07	6Y	
167345		708 BRIGGS AVE		MODESTO	F	1990	PROJ.REVW.	HUD070521M	05/25/07		
167346		709 BRIGGS AVE		MODESTO	F	1946	PROJ.REVW.	HUD070521N	05/25/07		
167347		717 BRIGGS AVE		MODESTO	F	1946	PROJ.REVW.	HUD070521O	05/25/07	6Y	
167348		809 BRIGGS AVE		MODESTO	F	1946	PROJ.REVW.	HUD070521P	05/25/07	6Y	
167349		811 BRIGGS AVE		MODESTO	F	1946	PROJ.REVW.	HUD070521Q	05/25/07	6Y	
167350		819 BRIGGS AVE		MODESTO	F	1918	PROJ.REVW.	HUD070521R	05/25/07	6Y	
167351		914 BRIGGS AVE		MODESTO	F	1961	PROJ.REVW.	HUD070521S	05/25/07	6Y	
167352		920 BRIGGS AVE		MODESTO	F	1951	PROJ.REVW.	HUD070521T	05/25/07	6Y	
167353		1000 BRIGGS AVE		MODESTO	F	1984	PROJ.REVW.	HUD070521U	05/25/07	6Y	
183064		408 BRODERICK AVE		MODESTO	F	1958	PROJ.REVW.	HUD100728M	08/02/10	6Y	
183248		2605 BUDD ST		MODESTO	F	1955	PROJ.REVW.	HUD100630F	07/21/10	6Y	
183086		620 CALIFORNIA AVE		MODESTO	F	1925	PROJ.REVW.	HUD100628O		6Y	
183092		202 CAMELLIA WAY		MODESTO	F	1947	PROJ.REVW.	HUD100701E	07/21/10	6Y	
183995		1511 CARLTON AVE		MODESTO	F	1953	PROJ.REVW.	HUD101007B	10/18/10	6Y	
183059		2243 CAROL ST		MODESTO	F	1950	PROJ.REVW.	HUD100727A	08/02/10	6Y	
090656	50-000667	533 CASTLE ST		MODESTO	F	1924	PROJ.REVW.	HUD940701F	08/11/94	6Y	
082360	50-000668	513 CENTER ST		MODESTO	F	1925	PROJ.REVW.	HUD930603b	06/11/93	6Y	
082348	50-000669	706 CENTER ST		MODESTO	F	1926	PROJ.REVW.	HUD930603P	06/11/93	6Y	
066067	50-000670	711 CENTER ST		MODESTO	F	1920	PROJ.REVW.	HUD930603h	06/11/93	6Y	
							PROJ.REVW.	HUD890727I	08/25/89	6Y	
176958		1505 CLAUD AVE		MODESTO	F	1946	PROJ.REVW.	HUD090929E	10/23/09	6Y	
153736		2217 COFFEE RD		MODESTO	F	1924	PROJ.REVW.	HUD050404Z	04/18/05	6Y	
183250		1409 COLIN LANE		MODESTO	F	1960	PROJ.REVW.	HUD100630G	07/21/10		
057782	50-000671	110 COLLEGE AVE		MODESTO	F	1914	HIST.SURV.	5352-0098-0010			
057783	50-000672	116 COLLEGE AVE		MODESTO	F	1914	HIST.SURV.	5352-0098-0011			5D2
057784	50-000673	126 COLLEGE AVE		MODESTO	F	1914	HIST.SURV.	5352-0098-0012			5D2
057785	50-000674	130 COLLEGE AVE		MODESTO	F	1922	HIST.SURV.	5352-0098-0013			5D2
057786	50-000675	133 COLLEGE AVE		MODESTO	F	1919	HIST.SURV.	5352-0098-0014			5D2
057787	50-000676	136 COLLEGE AVE		MODESTO	F	1922	HIST.SURV.	5352-0098-0015			5D2
057788	50-000677	201 COLLEGE AVE		MODESTO	F	1931	HIST.SURV.	5352-0098-0016			5D2
057789	50-000678	208 COLLEGE AVE		MODESTO	F	1914	HIST.SURV.	5352-0098-0017			5D2
057790	50-000679	210 COLLEGE AVE		MODESTO	F	1922	HIST.SURV.	5352-0098-0018			5D2
057791	50-000680	310 COLLEGE AVE		MODESTO	F	1931	HIST.SURV.	5352-0098-0019			5D2
057792	50-000681	314 COLLEGE AVE		MODESTO	F	1927	HIST.SURV.	5352-0098-0020			5D2
057795	50-000682	318 COLLEGE AVE		MODESTO	F	1941	HIST.SURV.	5352-0098-0023			7R
180177		458 COLLEGE AVE		MODESTO	F	1939	PROJ.REVW.	HUD100621M	07/16/10	6Y	
065806	50-000683	311 COLORADO AVE	HOUSING REHABILITATION	MODESTO	F		PROJ.REVW.	HUD930603r	06/11/93	6Y	
							PROJ.REVW.	HUD890417E	05/18/89	6Y	
082377	50-000684	323 COLORADO AVE		MODESTO	F	1940	PROJ.REVW.	HUD930603u	06/11/93	6Y	
065807	50-000685	326 COLORADO AVE	HOUSING REHABILITATION	MODESTO	U		PROJ.REVW.	HUD900102A	02/01/90	6Y	
							PROJ.REVW.	HUD890417F	05/18/89	6Y	

OFFICE OF HISTORIC PRESERVATION * * * Directory of Properties in the Historic Property Data File for STANISLAUS County.										Page 8	04-05-12
PROPERTY-NUMBER	PRIMARY-#	STREET-ADDRESS	NAMES	CITY-NAME	OWN	YR-C	OHP-PROG.	PRG-REFERENCE-NUMBER	STAT-DAT	NRS	CR
082376	50-000686	333 COLORADO AVE		MODESTO	P	1923	PROJ.REVW.	HUD930603t	06/11/93	6Y	
082375	50-000687	335 COLORADO AVE		MODESTO	P	1923	PROJ.REVW.	HUD930603s	06/11/93	6Y	
066816	50-000688	339 COLORADO AVE		MODESTO	U		PROJ.REVW.	HUD880726L	08/26/88	6Y	
067229	50-000689	342 COLORADO AVE		MODESTO	U	1920	PROJ.REVW.	HUD930311Q	04/21/93	6Y	
							PROJ.REVW.	USFS900321B	04/16/90	6Y	
065623	50-000690	402 COLORADO AVE		MODESTO	U	1926	PROJ.REVW.	HUD100628Q	07/21/10	6Y	
							PROJ.REVW.	HUD930311T	04/21/93	6Y	
							PROJ.REVW.	HUD881209M	01/04/89	6Y	
082381	50-000691	406 COLORADO AVE		MODESTO	P	1932	PROJ.REVW.	HUD930603y	06/11/93	6Y	
065624	50-000692	418 COLORADO AVE		MODESTO	U		PROJ.REVW.	HUD881209N	01/04/89	6Y	
082374	50-000693	421 COLORADO AVE		MODESTO	P	1928	PROJ.REVW.	HUD930603q	06/11/93	6Y	
066668	50-000694	426 COLORADO AVE		MODESTO	U		PROJ.REVW.	HUD880513E	06/13/88	6Y	
065656	50-000695	429 COLORADO AVE	REHABILITATION	MODESTO	U		PROJ.REVW.	HUD890109E	02/07/89	6Y	
066758	50-000696	430 COLORADO AVE	HOUSING REHABILITATION	MODESTO	U		PROJ.REVW.	HUD880629E	07/26/88	6Y	
080877	50-000697	438 COLORADO AVE		MODESTO	U	1930	PROJ.REVW.	HUD930311S	04/21/93		
065808	50-000698	442 COLORADO AVE	HOUSING REHABILITATION	MODESTO	U		PROJ.REVW.	HUD890417G	05/18/89		
080876	50-000699	446 COLORADO AVE		MODESTO	U	1923	PROJ.REVW.	HUD930311R	04/21/93		
097489	50-000700	634 CONEJO AVE		MODESTO	P	1940	PROJ.REVW.	HUD950801A	09/28/95	6Y	
101965	50-000701	720 CONEJO AVE		MODESTO	P	1942	PROJ.REVW.	HUD960328K	04/25/96	6Y	
096289	50-000702	1741 CONNIE WY		MODESTO	P	1941	PROJ.REVW.	HUD950505A	06/20/95	6Y	
183007		309 COVENA AVE		MODESTO	P	1946	PROJ.REVW.	HUD100617G	07/07/10	6Y	
169933		1113 CRIMSON CT		MODESTO	P	1954	PROJ.REVW.	HUD080227A	02/28/08	6Y	
092896	50-000703	2301 CROMMELIN AVE		MODESTO	P	1941	PROJ.REVW.	HUD940829A	11/16/94	6Y	
150626		2319 CROMMELIN AVE		MODESTO	P	1950	HIST.RES.	DOE-50-04-0020-0000	03/23/04	6Y	
							PROJ.REVW.	HUD040226D	03/23/04	6Y	
096959	50-000704	1417 D ST		MODESTO	P	1925	PROJ.REVW.	HUD950616G	07/28/95	6Y	
173461		3724 DALE RD		MODESTO	P	1922	PROJ.REVW.	HUD080905E	10/06/08	6Y	
183023		1028 DARTMOUTH AVE		MODESTO	P	1954	PROJ.REVW.	HUD100625F	07/19/10	6Y	
167220		11324 DEL MAR AVE		MODESTO	P	1947	PROJ.REVW.	HUD070801C	08/06/07	6Y	
129255	50-001856	1155 DEL MAR CT		MODESTO	P	1949	HIST.RES.	DOE-50-01-0001-0000	10/17/01	6Y	
							PROJ.REVW.	HUD010913P	10/17/01	6Y	
177431		1309 DEL MONTE AVE		MODESTO	P	1947	PROJ.REVW.	HUD091020E	11/05/09	6Y	
146648		1412 DEL MONTE AVE		MODESTO	P	1947	HIST.RES.	DOE-50-04-0002-0000	05/06/04	6Y	
							PROJ.REVW.	HUD040414F	05/06/04	6Y	
155364		1417 DEL MONTE AVE		MODESTO	P	1947	PROJ.REVW.	HUD050808Y	08/22/05	6Y	
186017		1118 DEL VERDE AVE		MODESTO	P	1957	PROJ.REVW.	HUD110923B	10/17/11	6Y	
184050		1713 DOVER AVE		MODESTO	P	1948	PROJ.REVW.	HUD100927R	10/11/10	6Y	
057599	50-000705	133 DOWNEY AVE		MODESTO	P	1922	HIST.SURV.	5352-0027-0000			
057600	50-000706	137 DOWNEY AVE		MODESTO	P	1922	HIST.SURV.	5352-0028-0000			
170091		412 DOWNEY AVE		MODESTO	M	1920	PROJ.REVW.	HUD060605O	03/06/08	6Y	
170090		416 DOWNEY AVE		MODESTO	M	1920	PROJ.REVW.	HUD060605O	03/06/08	6Y	
186618		133 DOWNEY ST		MODESTO	P	1915	PROJ.REVW.	HUD100517D	06/15/10	6Y	
067462	50-000707	416 DOWNEY ST	Avenue	MODESTO	M	0	PROJ.REVW.	HUD900508E	06/18/90	7J	
183063		1117 E FAIRMONT AVE		MODESTO	P	1954	PROJ.REVW.	HUD100728L	08/02/10	6Y	
066063	50-000708	119 E MORRIS AVE		MODESTO	U		PROJ.REVW.	HUD890727E	08/25/89	6Y	
057601	50-000709	129 E MORRIS AVE		MODESTO	P	1922	HIST.SURV.	5352-0029-0000		5S2	
057602	50-000710	136 E MORRIS AVE		MODESTO	P	1924	HIST.SURV.	5352-0030-0000		5S2	
057603	50-000711	140 E MORRIS AVE		MODESTO	P	1924	HIST.SURV.	5352-0031-0000		5S2	
177438		1148 E MORRIS AVE		MODESTO	P	1953	PROJ.REVW.	HUD091020R		6Y	
170811		321 E ST	FIRE STATION #34	MODESTO	M	1947	PROJ.REVW.	DHS070109A	02/14/07	6Y	
167959		602 EL CAMINO AVE		MODESTO	P	1948	PROJ.REVW.	HUD070904D	09/12/07	6Y	
066760	50-000712	717 EL TERINO AVE	HOUSING REHABILITATION	MODESTO	U		PROJ.REVW.	HUD880629G	07/26/88	6Y	
067230	50-000713	628 EL VISTA AVE		MODESTO	U		PROJ.REVW.	HUD900402F	04/26/90	6Y	
101641	50-000714	109 ELM ST		MODESTO	P	1920	PROJ.REVW.	HUD960412Z	04/16/96	6Y	
066990	50-000715	736 ELM ST	REHABILITATION RESI	MODESTO	U		PROJ.REVW.	HUD891018A	11/22/89	6Y	
160497		1912 ELMHURST DR		MODESTO	P	1954	PROJ.REVW.	HUD060203H	02/07/06	6Y	

PROPERTY-NUMBER	PRIMARY-#	STREET ADDRESS	NAMES	CITY NAME	OWN	YR-C	OHP-PROG..	PRG-REFERENCE-NUMBER	STAT-DAT	NRS	CR1
057700	50-000716	ELMWOOD AVE		MODESTO	P	1911	HIST. SURV.	5352-0061-9999			5D2
057712	50-000717	ELMWOOD AVE		MODESTO	P	1922	HIST. SURV.	5352-0067-9999			5D2
057668	50-000718	107 ELMWOOD AVE		MODESTO	P	1915	HIST. SURV.	5352-0061-0001			5D2
057669	50-000719	108 ELMWOOD AVE		MODESTO	P	1920	HIST. SURV.	5352-0061-0002			5D2
057670	50-000720	111 ELMWOOD AVE		MODESTO	P	1912	HIST. SURV.	5352-0061-0003			5D2
057671	50-000721	112 ELMWOOD AVE		MODESTO	P	1912	HIST. SURV.	5352-0061-0004			5D2
057566	50-000722	115 ELMWOOD AVE		MODESTO	P	1940	HIST. SURV.	5352-0011-0000			5S2
057672	50-000723	116 ELMWOOD AVE		MODESTO	P	1918	HIST. SURV.	5352-0061-0005			5D2
057673	50-000724	120 ELMWOOD AVE		MODESTO	P	1934	HIST. SURV.	5352-0061-0006			5D2
057674	50-000725	121 ELMWOOD AVE		MODESTO	P	1912	HIST. SURV.	5352-0061-0007			5D2
057675	50-000726	123 ELMWOOD AVE		MODESTO	P	1914	HIST. SURV.	5352-0061-0008			5D2
057676	50-000727	124 ELMWOOD AVE		MODESTO	P	1918	HIST. SURV.	5352-0061-0009			5D2
057677	50-000728	127 ELMWOOD AVE		MODESTO	P	1919	HIST. SURV.	5352-0061-0010			5D2
057678	50-000729	128 ELMWOOD AVE	S S LATZ HOME	MODESTO	P	1912	HIST. SURV.	5352-0061-0011			5D2
057679	50-000730	129 ELMWOOD AVE	W H CAVILL HOME	MODESTO	P	1916	HIST. SURV.	5352-0061-0012			5D2
057567	50-000731	201 ELMWOOD AVE		MODESTO	P	1931	HIST. SURV.	5352-0012-0000			5
057680	50-000732	202 ELMWOOD AVE		MODESTO	P	1920	HIST. SURV.	5352-0061-0013			5
057681	50-000733	203 ELMWOOD AVE		MODESTO	P	1928	HIST. SURV.	5352-0061-0014			5D2
057682	50-000734	205 ELMWOOD AVE		MODESTO	P	1931	HIST. SURV.	5352-0061-0015			5D2
057568	50-000735	207 ELMWOOD AVE		MODESTO	P	1927	HIST. SURV.	5352-0013-0000			5S2
057683	50-000736	208 ELMWOOD AVE		MODESTO	P	1915	HIST. SURV.	5352-0061-0016			5D2
057569	50-000737	211 ELMWOOD AVE		MODESTO	P	1929	HIST. SURV.	5352-0014-0000			5S2
057684	50-000738	212 ELMWOOD AVE		MODESTO	P	1912	HIST. SURV.	5352-0061-0017			5D2
057685	50-000739	214 ELMWOOD AVE		MODESTO	P	1912	HIST. SURV.	5352-0061-0018			5D2
057686	50-000740	215 ELMWOOD AVE		MODESTO	P	1912	HIST. SURV.	5352-0061-0019			5D2
057687	50-000741	216 ELMWOOD AVE		MODESTO	P	1913	HIST. SURV.	5352-0061-0020			5D2
057688	50-000742	217 ELMWOOD AVE		MODESTO	P	1912	HIST. SURV.	5352-0061-0021			5D2
057689	50-000743	218 ELMWOOD AVE		MODESTO	P	1918	HIST. SURV.	5352-0061-0022			5D2
057690	50-000744	226 ELMWOOD AVE		MODESTO	P	1912	HIST. SURV.	5352-0061-0023			5D2
057691	50-000745	229 ELMWOOD AVE	H J DOWNEY HOME	MODESTO	P	1912	HIST. SURV.	5352-0061-0024			5D2
057692	50-000746	231 ELMWOOD AVE		MODESTO	P	1918	HIST. SURV.	5352-0061-0025			5D2
057693	50-000747	302 ELMWOOD AVE		MODESTO	P	1912	HIST. SURV.	5352-0061-0026			5D2
057701	50-000748	305 ELMWOOD AVE	FERLIN HOUSE	MODESTO	P	1914	HIST. SURV.	5352-0062-0000			5S2
057694	50-000749	306 ELMWOOD AVE	H W WILBUR HOME	MODESTO	P	1911	HIST. SURV.	5352-0061-0027			5D2
057695	50-000750	310 ELMWOOD AVE		MODESTO	P	1920	HIST. SURV.	5352-0061-0028			5D2
057696	50-000751	314 ELMWOOD AVE		MODESTO	P	1915	HIST. SURV.	5352-0061-0029			5D2
057697	50-000752	317 ELMWOOD AVE		MODESTO	P	1916	HIST. SURV.	5352-0061-0030			5D2
057698	50-000753	318 ELMWOOD AVE		MODESTO	P	1939	HIST. SURV.	5352-0061-0031			5S2
057699	50-000754	319 ELMWOOD AVE		MODESTO	P	1923	HIST. SURV.	5352-0061-0032			
057562	50-000755	402 ELMWOOD AVE		MODESTO	P	1922	HIST. SURV.	5352-0007-0000			7R
057563	50-000756	405 ELMWOOD AVE		MODESTO	P	1929	HIST. SURV.	5352-0008-0000			7R
057564	50-000757	406 ELMWOOD AVE		MODESTO	P	1937	HIST. SURV.	5352-0009-0000			7R
057706	50-000758	410 ELMWOOD AVE		MODESTO	P	1937	HIST. SURV.	5352-0067-0001			5D2
057707	50-000759	414 ELMWOOD AVE		MODESTO	P	1927	HIST. SURV.	5352-0067-0002			5D2
057565	50-000760	415 ELMWOOD AVE		MODESTO	P	1925	HIST. SURV.	5352-0010-0000			7R
057708	50-000761	417 ELMWOOD AVE		MODESTO	P	1931	HIST. SURV.	5352-0067-0003			5D2
057710	50-000762	418 ELMWOOD AVE		MODESTO	P	1929	HIST. SURV.	5352-0067-0005			5D2
057709	50-000763	422 ELMWOOD AVE		MODESTO	P	1937	HIST. SURV.	5352-0067-0004			5D2
057711	50-000764	423 ELMWOOD AVE		MODESTO	P	1922	HIST. SURV.	5352-0067-0006			5D2
057570	50-000740	215 ELMWOOD CT		MODESTO	P	1932	HIST. SURV.	5352-0015-0000			5S2
057571	50-000743	218 ELMWOOD CT		MODESTO	P	1926	HIST. SURV.	5352-0016-0000			5S2
175981		324 EMERSON AVE		MODESTO	P	1950	PROJ. REVW.	HUD090512A		06/02/09	6Y
092894	50-000767	611 EMPIRE AVE		MODESTO	P	1938	PROJ. REVW.	HUD940901C		11/16/94	6Y
099958	50-000768	620 EMPIRE AVE		MODESTO	P	1930	PROJ. REVW.	HUD951208I		01/05/96	6Y
097866	50-000769	1013 EMPIRE AVE		MODESTO	P	1944	PROJ. REVW.	HUD950928B		11/07/95	6Y
094311	50-000770	1021 EMPIRE AVE		MODESTO	P	1944	PROJ. REVW.	HUD941230A		01/26/95	6Y

} Districts : 100, 200, 300 blocks  
: 400 block

PROPERTY-NUMBER	PRIMARY-#	STREET-ADDRESS	NAMES	CITY-NAME	OWN	YR-C	OHP-PROG..	PRG-REFERENCE-NUMBER	STAT-DAT	NRS	CRIT
057922	50-000818	302 HACKBERRY AVE		MODESTO	P	1917	HIST.SURV.	5352-0099-0063			5D2
057923	50-000819	305 HACKBERRY AVE	REHABILITATION OF HOUSE	MODESTO	P	1924	PROJ.REVW.	HUD871109J	12/15/87	6Y	
							HIST.SURV.	5352-0099-0064			5D2
057924	50-000820	306 HACKBERRY AVE		MODESTO	P	1924	HIST.SURV.	5352-0099-0065			5D2
057925	50-000821	309 HACKBERRY AVE		MODESTO	P	1924	HIST.SURV.	5352-0099-0066			5D2
057926	50-000822	310 HACKBERRY AVE		MODESTO	P	1917	HIST.SURV.	5352-0099-0067			5D2
057927	50-000823	317 HACKBERRY AVE		MODESTO	P	1925	HIST.SURV.	5352-0099-0068			5D2
185320		411 HACKBERRY AVE		MODESTO	P	1920	PROJ.REVW.	HUD110826B	09/27/11	6Y	
150931		2333 HADDON AVE		MODESTO	P	1951	HIST.RES.	DOE-50-04-0022-0000	07/23/04	6Y	
							PROJ.REVW.	HUD040630B	07/23/04	6Y	
066669	50-000824	323 HIGH ST		MODESTO	U		PROJ.REVW.	HUD880513F	06/13/88	6Y	
161944		417 HOGUE DR	WALTON, DR. ROBERT AND MARY, HOUSE	MODESTO	P	1961	HIST.RES.	NPS-06001133-0000	12/14/06	1S	C
			↳ <i>Architect: Frank Lloyd Wright</i>				NAT.REG.	50-0016	08/04/06	3S	C
164565	50-1959	417 HOGUE DR	UNGATED ENTRY WALLS/ WALTON, DR RO	MODESTO	P		HIST.RES.	NPS-06001133-0001	12/14/06	6X	
164566		417 HOGUE DR	SWIMMING POOL/ WALTON, DR ROBERT A	MODESTO	P	1966	HIST.RES.	NPS-06001133-0002	12/14/06	6	
066756	50-000825	213 I ST	HOUSING REHABILITATION	MODESTO	U		PROJ.REVW.	HUD880629C	07/26/88	6Y	
057765	50-000826	1402 I ST	MCHENRY LIBRARY, MCHENRY MUSEUM	MODESTO	M	1912	HIST.SURV.	5352-0090-0000			3S
057766	50-000827	1418 I ST → 1430	FAY APARTMENTS, MILLER APARTMENTS	MODESTO	P	1912	HIST.SURV.	5352-0091-0000			5S2
057767	50-000828	1605 I ST	SHANNON FUNERAL HOME, WHITEHURST S	MODESTO	P	1936	HIST.SURV.	5352-0092-0000			7N
057768	50-000829	1630 I ST	THE MCMALLON PLACE, LAW OFFICES OF	MODESTO	P	1926	HIST.SURV.	5352-0093-0000			7R
073072	50-000830	1009 J ST	HOTEL HUGHSON	MODESTO	P	1914	NAT.REG.	50-0003	10/22/86	7J	
087498	50-000062	1023 J ST	HOTEL COVELL ) <i>long gone</i>	MODESTO	P	1924	HIST.RES.	NPS-94001501-0000	12/29/94	1S	C
							NAT.REG.	50-0009	12/29/94	1S	C
							TAX.CERT.	537.9-50-0002	02/22/94		
057769	50-000831	1500 J ST	MASONIC TEMPLE, MARTIN BUILDING	MODESTO	P	1917	HIST.SURV.	5352-0094-0000			5S2
057770	50-000832	1608 J ST	PIGGLY WIGGLEY MARKET / COVERLY'S,	MODESTO	P	1929	HIST.SURV.	5352-0095-0000			5S2
057611	50-000833	205 JOHNSON ST		MODESTO	P	1919	HIST.SURV.	5352-0039-0000			5S2
185234		405 JOHNSON ST		MODESTO	P	1923	PROJ.REVW.	HUD100607T	06/28/10	6Y	
057612	50-000834	415 JOHNSON ST		MODESTO	P	1924	HIST.SURV.	5352-0040-0000			5S2
057613	50-000835	527 JOHNSON ST		MODESTO	P	1931	HIST.SURV.	5352-0041-0000			5S2
057614	50-000836	111 JONES ST		MODESTO	P	1919	HIST.SURV.	5352-0042-0000			5S2
057615	50-000837	121 JONES ST		MODESTO	P	1922	HIST.SURV.	5352-0043-0000			5S2
057616	50-000838	129 JONES ST		MODESTO	P	1922	HIST.SURV.	5352-0044-0000			5S2
057617	50-000839	134 JONES ST		MODESTO	P	1941	HIST.SURV.	5352-0045-0000			5S2
057618	50-000840	138 JONES ST		MODESTO	P	1942	HIST.SURV.	5352-0046-0000			5S2
057771	50-000841	1518 K ST	MUSCIO HOME, SCHMITZ HOME	MODESTO	P	1939	HIST.SURV.	5352-0096-0000			
079378	50-000517	301 KANSAS AVE	COLOR MASTERS AUTO PAINTING	MODESTO	P	1935	HIST.RES.	DOE-50-92-0003-0000	11/13/92		
							PROJ.REVW.	FHWA920923B	11/13/92	6Y	
079377	50-000516	315 KANSAS AVE	CHEMICAL/STEAM CLEANER	MODESTO	P		HIST.RES.	DOE-50-92-0002-0000	11/13/92	6Y	
							PROJ.REVW.	FHWA920923B	11/13/92	6Y	
079375	50-000515	415 KANSAS AVE	KANSAS/BEECH STREET INDUSTRIAL ARE ↳ <i>a 4-block area</i>	MODESTO	P	1960	HIST.RES.	DOE-50-92-0001-9999	11/13/92	6Y	
							PROJ.REVW.	FHWA920923B	11/13/92	6Y	
066268	50-000842	1001 KANSAS AVE	RESIDENCE	MODESTO	U		PROJ.REVW.	HUD870930C	10/28/87	6Y	
065888	50-000843	131 KELLY ST (Kelley?)	HOUSING REHABILITATION	MODESTO	U		PROJ.REVW.	HUD890516L	06/13/89	6Y	
097450	50-000844	628 KERR AVE		MODESTO	P	1925	PROJ.REVW.	HUD950801B	09/28/95	6Y	
183139		628 KERR AVE		MODESTO	P	1948	PROJ.REVW.	HUD100629F	07/23/10	6Y	
183028		802 KERR AVE		MODESTO	P	1948	PROJ.REVW.	HUD100625K	07/19/10	6Y	
101324	50-000845	811 KERR AVE		MODESTO	P	1946	PROJ.REVW.	HUD960213D	03/18/96	6Y	
067233	50-000846	721 KERR ST		MODESTO	U		PROJ.REVW.	HUD900402I	04/16/90	6Y	
140429		KIERNAN AVE	LATERAL OF THE MODESTO IRRIGATION ↳ <i>Chappell Ditch, Salida Canal</i>	MODESTO	P	1935	HIST.RES.	DOE-50-00-0040-0000	11/16/00	6Y	
			UNION PACIFIC RAILROAD TRACK	MODESTO	P	1913	HIST.RES.	DOE-50-00-0049-0000	11/16/00	6Y	
140438		KIERNAN AVE	↳ <i>T-S R.R. on S.P. RR?</i>	MODESTO	P	1913	PROJ.REVW.	FHWA001020A	11/16/00	6Y	
140470		501 KIERNAN AVE		MODESTO	P	1945	HIST.RES.	DOE-50-00-0053-0000	11/16/00	6Y	

180178		135 ROSINA AVE		MODESTO	P	1950	PROJ. REVW.	HUD100621N	07/16/10	6Y	
093937	50-001108	605 S MADISON AVE		MODESTO	P	1918	PROJ. REVW.	HUD941213A	12/27/94	6Y	
185684		415 SAN JUAN DR		MODESTO	P	1950	PROJ. REVW.	HUD100222A	03/08/10	6Y	
066998	50-001109	322 SANTA BARBARA AVE		MODESTO	U		PROJ. REVW.	HUD891018I	11/22/89	6Y	
101966	50-001110	736 SANTA CRUZ AVE		MODESTO	P	1945	PROJ. REVW.	HUD960327B	04/25/96	6Y	
067071	50-001112	820 SANTA CRUZ AVE		MODESTO	U		PROJ. REVW.	HUD900102C	02/01/90	6Y	
097311	50-001113	305 SCHOOL ST		MODESTO	P	1940	PROJ. REVW.	HUD950803A	09/19/95	6Y	
183030		341 SEVERIN AVE		MODESTO	P	1948	PROJ. REVW.	HUD100625L	07/19/10	6Y	
167358		908 SEYBOLD AVE		MODESTO	P	1934	PROJ. REVW.	HUD070521Z	05/25/07	6Y	
167360		915 SEYBOLD AVE		MODESTO	P		PROJ. REVW.	HUD070521AA	05/25/07	6Y	
167361		919 SEYBOLD AVE		MODESTO	P	1953	PROJ. REVW.	HUD070521BB	05/25/07	6Y	
167362		934 SEYBOLD AVE		MODESTO	P	1918	PROJ. REVW.	HUD070521CC	05/25/07	6Y	
065812	50-001114	816 SIERRA AVE		MODESTO	U		PROJ. REVW.	HUD890417K	05/18/89	6Y	
082340	50-001115	502 SIERRA DR		MODESTO	P	1921	PROJ. REVW.	HUD930603D	06/11/93	6Y	
082345	50-001116	510 SIERRA DR		MODESTO	P	1940	PROJ. REVW.	HUD940927O	11/16/94	6Y	
							PROJ. REVW.	HUD930603M	06/11/93		
082344	50-001117	514 SIERRA DR		MODESTO	P	1940	PROJ. REVW.	HUD930603L	06/11/93		
082342	50-001118	518 SIERRA DR		MODESTO	P	1921	PROJ. REVW.	HUD930603G	06/11/93	6Y	
082338	50-001119	522 SIERRA DR		MODESTO	P	1921	PROJ. REVW.	HUD930603B	06/11/93	6Y	
065621	50-001120	618 SIERRA DR		MODESTO	U		PROJ. REVW.	HUD881209J	01/04/89	6Y	
066474	50-001121	810 SIERRA DR	SIERRA REHABILITATION	MODESTO	U		PROJ. REVW.	HUD880209F	03/07/88	6Y	
140503		2925 SNYDER AVE	RICKENBAUCH FARM COMPLEX	MODESTO	P	1940	HIST. RES.	DOE-50-03-0012-0000	06/04/03	6Y	
							PROJ. REVW.	FCC030514B	06/04/03	6Y	
153737		2709 SPARKS WY		MODESTO	P	1958	PROJ. REVW.	HUD050404AA	04/18/05	6Y	
066820	50-001122	603 SPENCER AVE		MODESTO	U		PROJ. REVW.	HUD880726O	08/26/88	6Y	
163247		313 SPRUCE ST		MODESTO	P	1938	PROJ. REVW.	HUD060927E	09/27/06	6Y	
065889	50-001123	321 SPRUCE ST	HOUSING REHABILITATION	MODESTO	U		PROJ. REVW.	HUD890516M	06/13/89	6Y	
124798		SR 132	DETERMINATION OF ELIGIBILITY AND E	MODESTO	S		PROJ. REVW.	PHWA000608K	06/19/00	6Y	
057576	50-001125	215 STODDARD AVE	NORMAN S. WEST HOUSE	MODESTO	P	1927	HIST. SURV.	5352-0021-0000		7R	
057577	50-001126	225 STODDARD AVE		MODESTO	P	1927	HIST. SURV.	5352-0022-0000		7R	
160500		3808 STRANG AVE		MODESTO	P	1944	PROJ. REVW.	HUD060203I	02/06/06	6Y	
067072	50-001127	2202 STRIVENS AVE		MODESTO	U		PROJ. REVW.	HUD900102E	02/01/90	6Y	
153735		2220 STRIVENS AVE		MODESTO	P	1949	PROJ. REVW.	HUD050404Y	04/18/05	6Y	
153731		2322 STRIVENS AVE		MODESTO	P	1948	PROJ. REVW.	HUD050404V	04/18/05	6Y	
177476		2404 STRIVENS AVE		MODESTO	P	1959	PROJ. REVW.	HUD091027b	11/17/09	6Y	
066061	50-001128	117 SUNSET		MODESTO	U		PROJ. REVW.	HUD890727C	08/25/89	6Y	
066062	50-001129	121 SUNSET		MODESTO	U		PROJ. REVW.	HUD890727D	08/25/89	6Y	
065886	50-001130	127 SUNSET BLVD	HOUSING REHABILITATION	MODESTO	U		PROJ. REVW.	HUD890516J	06/13/89		
082349	50-001131	129 SUNSET BLVD		MODESTO	P	1925	PROJ. REVW.	HUD930603Q	06/11/93		
067073	50-001132	130 SUNSET BLVD		MODESTO	U		PROJ. REVW.	HUD900102F	02/01/90	6Y	
065887	50-001133	133 SUNSET BLVD	HOUSING REHABILITATION	MODESTO	U		PROJ. REVW.	HUD890516K	06/13/89	6Y	
065813	50-001134	138 SUNSET BLVD		MODESTO	U		PROJ. REVW.	HUD890417L	05/18/89	6Y	
090658	50-001135	144 SUNSET BLVD		MODESTO	P	1920	PROJ. REVW.	HUD940701H	08/11/94	6Y	
082347	50-001136	201 SUNSET BLVD		MODESTO	P	1925	PROJ. REVW.	HUD930603O	06/11/93	6Y	
066995	50-001137	202 SUNSET BLVD		MODESTO	P		PROJ. REVW.	HUD930603X	06/11/93	6Y	
							PROJ. REVW.	HUD891018F	11/22/89	6Y	
082361	50-001138	207 SUNSET BLVD		MODESTO	P	1925	PROJ. REVW.	HUD930603c	06/11/93	6Y	
082364	50-001139	211 SUNSET BLVD		MODESTO	P	1940	PROJ. REVW.	HUD930603f	06/11/93	6Y	
065885	50-001140	212 SUNSET BLVD	HOUSING REHABILITATION	MODESTO	U		PROJ. REVW.	HUD890516I	06/13/89	6Y	
090654	50-001141	311 SUTTER AVE		MODESTO	P	1921	PROJ. REVW.	HUD940701D	08/11/94	6Y	
067074	50-001142	411 SUTTER AVE		MODESTO	U		PROJ. REVW.	HUD900102G	02/01/90	6Y	
082387	50-001143	419 SUTTER AVE		MODESTO	U	1925	PROJ. REVW.	HUD930603jj	06/11/93	6Y	
066359	50-001144	415 SUTTER ST	REHABILITATION OF HOUSE	MODESTO	U		PROJ. REVW.	HUD871109K	12/15/87	6Y	
178434		1414 SUZANNE AVE		MODESTO	P	1957	PROJ. REVW.	HUD091209B	12/30/09	6Y	
057578	50-001145	415 SYCAMORE AAVE		MODESTO	P	1924	HIST. SURV.	5352-0023-0000		5S2	
057640	50-001146	SYCAMORE AVE	Distict: 100, 200, 300 blocks	MODESTO	P	1911	HIST. SURV.	5352-0059-9999		5D2	

057703	50-001147	116 SYCAMORE AVE	SURRYLINE HOUSE	MODESTO	P	1913	HIST. SURV.	5352-0064-0000			5S2
057704	50-001148	118 SYCAMORE AVE	J. M. WALTHALL HOME, DR. COPPERS H	MODESTO	P	1911	HIST. SURV.	5352-0065-0000			5S2
057705	50-001149	124 SYCAMORE AVE	TILLSON HOUSE	MODESTO	P	1925	HIST. SURV.	5352-0066-0000			5S2
057631	50-001150	132 SYCAMORE AVE		MODESTO	P	1918	HIST. SURV.	5352-0059-0001			5D2
057632	50-001151	204 SYCAMORE AVE	E H MORRIS HOME	MODESTO	P	1912	HIST. SURV.	5352-0059-0002			5D2
057633	50-001152	210 SYCAMORE AVE	PALMER HOUSE	MODESTO	P	1918	HIST. SURV.	5352-0059-0003			5D2
057634	50-001153	216 SYCAMORE AVE	MILLIS HOME	MODESTO	P	1931	HIST. SURV.	5352-0059-0004			5D2
057635	50-001154	222 SYCAMORE AVE		MODESTO	P	1918	HIST. SURV.	5352-0059-0005			5D2
057636	50-001155	224 SYCAMORE AVE		MODESTO	P	1923	HIST. SURV.	5352-0059-0006			5D2
057637	50-001156	230 SYCAMORE AVE	HARRIS HOME	MODESTO	P	1934	HIST. SURV.	5352-0059-0007			5D2
057638	50-001157	302 SYCAMORE AVE		MODESTO	P	1912	HIST. SURV.	5352-0059-0008			5D2
057639	50-001158	310 SYCAMORE AVE	L D THOMPSON HOME	MODESTO	P	1924	HIST. SURV.	5352-0059-0009			5D2
057725	50-001159	402 SYCAMORE AVE		MODESTO	P	1918	HIST. SURV.	5352-0069-0008			5D2
057726	50-001160	406 SYCAMORE AVE		MODESTO	P	1919	HIST. SURV.	5352-0069-0009			5D2
057727	50-001161	412 SYCAMORE AVE		MODESTO	P	1918	HIST. SURV.	5352-0069-0010			5D2
057728	50-001162	416 SYCAMORE AVE		MODESTO	P	1919	HIST. SURV.	5352-0069-0011			5D2
057729	50-001163	418 SYCAMORE AVE		MODESTO	P	1918	HIST. SURV.	5352-0069-0012			5D2
057730	50-001164	422 SYCAMORE AVE		MODESTO	P	1929	HIST. SURV.	5352-0069-0013			5D2
057731	50-001165	436 SYCAMORE AVE		MODESTO	P	1929	HIST. SURV.	5352-0069-0014			5D2
057732	50-001166	510 SYCAMORE AVE		MODESTO	P	1922	HIST. SURV.	5352-0069-0015			5D2
057733	50-001167	515 SYCAMORE AVE		MODESTO	P	1924	HIST. SURV.	5352-0069-0016			5D2
057734	50-001168	518 SYCAMORE AVE		MODESTO	P	1929	HIST. SURV.	5352-0069-0017			5D2
057735	50-001169	522 SYCAMORE AVE		MODESTO	P	1924	HIST. SURV.	5352-0069-0018			5D2
057736	50-001170	526 SYCAMORE AVE		MODESTO	P	1925	HIST. SURV.	5352-0069-0019			5D2
057737	50-001171	530 SYCAMORE AVE		MODESTO	P	1924	HIST. SURV.	5352-0069-0020			5D2
154796		1525 TERESA ST		MODESTO	P	1946	PROJ. REVW.	HUD050711P	07/21/05		6Y
185138		325 THRASHER AVE		MODESTO	P	1948	PROJ. REVW.	HUD110829P	09/02/11		6Y
153879		609 THRASHER AVE		MODESTO	P	1940	PROJ. REVW.	HUD050429I	05/02/05		6Y
182927		1025 TIOGA DR		MODESTO	P	1951	PROJ. REVW.	HUD100623G	07/19/10		6Y
175009		4767 TULLY RD		MODESTO	P	1940	PROJ. REVW.	FHWA001020A	03/27/09		6Y
175011		5106 TULLY RD		MODESTO	P	1935	PROJ. REVW.	FHWA001020A	03/27/09		6Y
175010		5125 TULLY RD		MODESTO	P	1953	PROJ. REVW.	FHWA001020A	03/27/09		6Y
082352	50-001174	411 TUOLUMNE BLVD		MODESTO	P		PROJ. REVW.	HUD930603T	06/11/93		6Y
067076	50-001175	501 TUOLUMNE BLVD		MODESTO	U		PROJ. REVW.	HUD900102I	01/02/90		6Y
082358	50-001176	601 TUOLUMNE BLVD		MODESTO	P	1942	PROJ. REVW.	HUD930603Z	06/11/93		6Y
082350	50-001177	613 TUOLUMNE BLVD		MODESTO	P	1939	PROJ. REVW.	HUD930603R	06/11/93		6Y
066674	50-001178	909 TUOLUMNE BLVD		MODESTO	U		PROJ. REVW.	HUD880513K	06/13/88		
066675	50-001179	914 TUOLUMNE BLVD		MODESTO	U		PROJ. REVW.	HUD880513L	06/13/88		
090664	50-001180	1002 TUOLUMNE BLVD		MODESTO	P	1941	PROJ. REVW.	HUD940701I	08/11/94		6Y
082363	50-001181	1010 TUOLUMNE BLVD		MODESTO	P	1941	PROJ. REVW.	HUD930603e	06/11/93		6Y
082383	50-001182	1018 TUOLUMNE BLVD		MODESTO	P	1928	PROJ. REVW.	HUD930603cc	06/11/93		6Y
082378	50-001183	1106 TUOLUMNE BLVD		MODESTO	P	1922	PROJ. REVW.	HUD930603v	06/11/93		6Y
080856	50-001172	1110 TUOLUMNE BLVD		MODESTO	U	1916	PROJ. REVW.	HUD930311I	04/21/93		6Y
082365	50-001184	1201 TUOLUMNE BLVD		MODESTO	P	1925	PROJ. REVW.	HUD930603g	06/11/93		6Y
082368	50-001185	1205 TUOLUMNE BLVD		MODESTO	P	1915	PROJ. REVW.	HUD930603k	06/11/93		6Y
067000	50-001186	1213 TUOLUMNE BLVD		MODESTO	U		PROJ. REVW.	HUD891018K	11/22/89		6Y
097249	50-001187	1214 TUOLUMNE BLVD		MODESTO	P	1920	PROJ. REVW.	HUD950630AV	08/30/95		6Y
080855	50-001173	1217 TUOLUMNE BLVD		MODESTO	U	1922	PROJ. REVW.	HUD930311H	04/21/93		6Y
067437	50-001188	1309 TUOLUMNE BLVD		MODESTO	P	0	PROJ. REVW.	HUD900508D	06/11/90		6Y
066381	50-001189	1314 TUOLUMNE BLVD	RESIDENTIAL REHABILITATION	MODESTO	U		PROJ. REVW.	HUD871123R	12/24/87		6Y
090655	50-001190	1418 TUOLUMNE BLVD		MODESTO	U		PROJ. REVW.	HUD940701E	08/11/94		6Y
140435	-2025	5024 <del>TUNSON</del> AVE Tunson	verified by J. McDole@OHP	MODESTO	P	1941	HIST. RES.	DOE-50-00-0046-0000	11/16/00		6Y
							PROJ. REVW.	FHWA001020A	11/16/00		6Y
140434	-2024	5026 <del>TUNSON</del> AVE Tunson		MODESTO	P	1948	HIST. RES.	DOE-50-00-0045-0000	11/16/00		6Y
							PROJ. REVW.	FHWA001020A	11/16/00		6Y
177633		1518 VICTOR WY		MODESTO	P	1956	PROJ. REVW.	HUD091006A	10/19/09		6Y



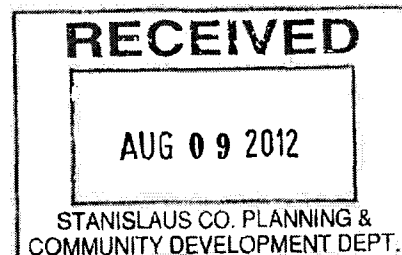
EDMUND G. BROWN JR.  
GOVERNOR

MATTHEW RODRIGUEZ  
SECRETARY FOR  
ENVIRONMENTAL PROTECTION

**State Water Resources Control Board**

**AUG 06 2012**

Mr. Javier Camarena  
Stanislaus County  
Planning and Community Development  
1010 10<sup>th</sup> Street, Suite 3400  
Modesto, CA 95354



Dear Mr. Camarena:

**INITIAL STUDY AND NEGATIVE DECLARATION (IS/ND) FOR STANISLAUS COUNTY (COUNTY); AIRPORT SEWER INFRASTRUCTURE (PROJECT); STANISLAUS COUNTY; STATE CLEARINGHOUSE NO. 2011122080**

We understand that the County is pursuing Clean Water State Revolving Fund (CWSRF) financing for this Project (CWSRF No. C-06-7771-110). As a funding agency and a state agency with jurisdiction by law to preserve, enhance, and restore the quality of California's water resources, the State Water Resources Control Board (State Water Board) is providing the following information on the IS/ND prepared for the Project.

Please provide us with the following documents applicable to the proposed Project following the County's California Environmental Quality Act (CEQA) process: (1) one copy of the draft and final IS/ND, (2) the resolution adopting the IS/ND and making CEQA findings, (3) all comments received during the review period and the County's response to those comments, and (4) the Notice of Determination filed with the Stanislaus County Clerk and the Governor's Office of Planning and Research, State Clearinghouse. In addition, we would appreciate notices of any hearings or meetings held regarding environmental review of any projects to be funded by the State Water Board.


The State Water Board, Division of Financial Assistance, is responsible for administering the CWSRF Program. The primary purpose for the CWSRF Program is to implement the Clean Water Act and various state laws by providing financial assistance for wastewater treatment facilities necessary to prevent water pollution, recycle water, correct nonpoint source and storm drainage pollution problems, provide for estuary enhancement, and thereby protect and promote health, safety and welfare of the inhabitants of the state. The CWSRF Program provides low-interest funding equal to one-half of the most recent State General Obligation Bond Rates with a 20-year term. Applications are accepted and processed continuously. Please refer to the State Water Board's CWSRF website at:

[www.waterboards.ca.gov/water\\_issues/programs/grants\\_loans/srf/index.shtml](http://www.waterboards.ca.gov/water_issues/programs/grants_loans/srf/index.shtml)



The CWSRF Program is partially funded by the United States Environmental Protection Agency and requires additional "CEQA-Plus" environmental documentation and review. Four enclosures are included that further explain the CWSRF Program environmental review process and the additional federal requirements. The State Water Board is required to consult directly with agencies responsible for implementing federal environmental laws and regulations. Any environmental issues raised by federal agencies or their representatives will need to be resolved prior to State Water Board approval of a CWSRF financing commitment for the proposed Project. For further information on the CWSRF Program, please contact Mr. Ahmad Kashkoli, at (916) 341-5855.

It is important to note that prior to a CWSRF financing commitment, projects are subject to provisions of the Federal Endangered Species Act (ESA), and must obtain Section 7 clearance from the United States Department of the Interior, Fish and Wildlife Service (USFWS), and/or the United States Department of Commerce National Oceanic and Atmospheric Administration, National Marine Fisheries Service (NMFS) for any potential effects to special-status species. Please be advised that the State Water Board will consult with USFWS, and/or NMFS regarding all federal special status species that the Project has the potential to impact if the Project is to be funded under the CWSRF Program. The County will need to identify whether the Project will involve any direct effects from construction activities, or indirect effects such as growth inducement, that may affect federally listed threatened, endangered, or candidate species that are known, or have a potential to occur on-site, in the surrounding areas, or in the service area, and to identify applicable conservation measures to reduce such effects.

In addition, CWSRF projects must comply with federal laws pertaining to cultural resources, specifically Section 106 of the National Historic Preservation Act. The State Water Board has responsibility for ensuring compliance with Section 106, and must consult directly with the California State Historic Preservation Officer (SHPO). SHPO consultation is initiated when sufficient information is provided by the CWSRF applicant. If the County decides to pursue CWSRF financing, please retain a consultant that meets the Secretary of the Interior's Professional Qualifications Standards ([www.cr.nps.gov/local-law/arch\\_stnds\\_9.htm](http://www.cr.nps.gov/local-law/arch_stnds_9.htm)) to prepare a Section 106 compliance report. 

Note that the County will need to identify the Area of Potential Effects (APE), including construction and staging areas and the depth of any excavation. The APE is three-dimensional and includes all areas that may be affected by the Project. The APE includes the surface area and extends below ground to the depth of any Project excavations. The records search request should be made for an area larger than the APE. The appropriate area varies for different projects but should be drawn large enough to provide information on what types of sites may exist in the vicinity.

Other federal requirements pertinent to the Project under the CWSRF Program include the following:

- A. Compliance with the Federal Clean Air Act: (a) Provide air quality studies that may have been done for the Project; and (b) if the Project is in a nonattainment area or attainment area subject to a maintenance plan; (i) provide a summary of the estimated emissions (in tons per year) that are expected from both the construction and operation of the Project for each federal criteria pollutant in a nonattainment or maintenance area, and indicate if the nonattainment designation is moderate, serious, or severe (if applicable); (ii) if emissions are above the federal de minimis levels, but the Project is sized to meet only the needs of current population projections that are used in the approved State Implementation Plan for air quality, quantitatively indicate how the proposed capacity increase was calculated using population projections.
- B. Protection of Wetlands: Identify any portion of the proposed Project area that should be evaluated for wetlands or United States waters delineation by the United States Army Corps of Engineers (USACE), or requires a permit from the USACE, and identify the status of coordination with the USACE.
- C. Compliance with the Farmland Protection Policy Act: Identify whether the Project will result in the conversion of farmland. State the status of farmland (Prime, Unique, or Local and Statewide Importance) in the Project area and determine if this area is under a Williamson Act Contract.
- D. Compliance with the Migratory Bird Treaty Act: List any birds protected under this act that may be impacted by the Project and identify conservation measures to minimize impacts.
- E. Compliance with the Flood Plain Management Act: Identify whether or not the Project is in a Flood Management Zone and include a copy of the Federal Emergency Management Agency flood zone maps for the area.
- F. Compliance with the Wild and Scenic Rivers Act: Identify whether or not any Wild and Scenic Rivers would be potentially impacted by the Project and include conservation measures to minimize such impacts.

Following are specific comments on the County's IS/ND:

- 1. The CWSRF Program is partially funded by the United States Environmental Protection Agency and in addition to CEQA, the program requires additional "CEQA-Plus" environmental documentation and review. Although the County has proposed a Negative Declaration for the Project, if the County plans to apply to the CWSRF Program, substantiating information and documentation (i.e. USFWS species list and biological assessment, cultural resource documentation, air quality data, flood map etc.) are required to allow the State Water Board to make an independent determination of potential environmental impacts.

2. If the substantiating information indicates there are "Potentially Significant Environmental Impacts Unless Mitigation is Incorporated", then adequate CEQA documentation must be prepared. As listed in the Evaluation Form for Environmental Review and Federal Coordination, the State Water Board cannot approve a CWSRF financing commitment for a Project until the environmental issues that apply to the federal agencies are resolved. The applicant will need to provide an environmental document that follows the CEQA guidelines and information that addresses the CEQA-Plus requirements, including the environmental issues applying to federal agencies.
3. Describe how the Project will be constructed, what equipment will be used, and the time of construction. Delineate the Project area, depth of any trenching or excavating, and discuss whether any vegetation will be removed or damaged.
4. For purposes of CWSRF financing, please provide air emissions data and the suggested threshold to support the County's finding of "less than significant impacts" and "no impact" in the Air Quality section.
5. Include a list of all the special-status species from the USFWS and the California Department of Fish and Game (DFG) Natural Diversity Database that could occur within or adjacent to the Project area, and identify the likelihood of their occurrence. Conduct a biological survey including special-status species and their habitat. Discuss whether any special-status species will be directly or indirectly impacted due to the Project. If any listed species are substantially impacted by the Project, please identify any appropriate conservation measures to reduce or avoid impacts.
6. Please provide a Section 106 cultural resources report prepared by a qualified researcher that meets the Secretary of the Interior's Professional Qualifications Standards ([www.cr.nps.gov/local-law/arch\\_stnds\\_9.htm](http://www.cr.nps.gov/local-law/arch_stnds_9.htm)), and that includes an indication of the cultural sensitivity of the Project area. X
7. Provide the Records Search documentation from the Central California Information Center and a map clearly indicating any previously recorded cultural resource sites in relation to the Area of Potential Effect (APE) for the Project.
8. Provide evidence of Native American consultation including a copy of the letter from the Native American Heritage Commission (NAHC) with a list of Native American tribes that are culturally affiliated with the Project area, and documentation of attempted contact by letter, phone, and email, including any responses received from the Native American tribal representatives.
9. The Geology and Soils discussion states that "all of Stanislaus County is located within a geologic hazard zone". However, the County made a no effect finding. If there is a significant impact, the structural engineering is considered a mitigation measure. Please attach a copy of the soils test.

10. In accordance with CEQA Guidelines, Section 15064.4, provide a quantitative and qualitative analysis of the Project's contribution to greenhouse gas emissions. Identify the air basin for the Project area and the local Air Quality Management District with jurisdiction for air quality in the area. Identify the nonattainment statuses of state and federal criteria air pollutants, and the respective established air quality thresholds of significance. Estimate construction and operation air emissions, and determine if these air emissions would exceed local, state and federal thresholds of significance for criteria air pollutants.
11. For an Initial Study, a checklist, matrix, or other form may be used to identify environmental effects, provided that the entries are briefly explained to indicate that evidence exists to support the entries [CEQA Guidelines, section 15063(d)(3)]. The following sections were determined to have "No Impact"; however, no substantive evidence was provided to support these claims: 1) Parts a,b, and c of the Air Quality section; 2) parts a-f of the Biological Resources section; 3) parts a-d of the Cultural Resources section; 4) parts a-e of the Geological and Soils section; 5) parts a-f, and h of the Hazards and Hazardous Materials section; 6) parts a-i of the Hydrology and Water Quality section; 7) part c of the Land Use and Planning section; 8) parts a-c, e, and f in the Noise section; and 9) parts a,b,d,f, and g of the Utilities and Service Systems section. Please provide a brief explanation and the supporting substantive evidence to support the "No Impact" findings.
12. If mitigation is required, include specific feasible actions that will minimize or avoid potential impacts. In accordance with CEQA Guidelines, Section 15074, please prepare and adopt a Mitigation Monitoring And Reporting Program (MMRP) to report and/or monitor on those identified mitigation measures, and include the MMRP in the final IS/MND.

Thank you for the opportunity to review the County's IS/ND. If you have any questions or concerns, please feel free to contact me at (916) 327-9401, or by email at [LDLEE@waterboards.ca.gov](mailto:LDLEE@waterboards.ca.gov), or contact Ms. Jessica Collado at (916) 341-7388, or by email at [JCollado@waterboards.ca.gov](mailto:JCollado@waterboards.ca.gov).

Sincerely,



Lisa Lee  
Environmental Scientist

Enclosures (4)

1. SRF & CEQA-Plus
2. Quick Reference Guide to CEQA Requirements for State Revolving Fund Loans
3. Instructions and Guidance for "Environmental Compliance Information"
4. Basic Criteria for Cultural Resources Reports

cc: State Clearinghouse  
(Re: SCH# 2011122080)  
P.O. Box 3044  
Sacramento, CA 95812-3044

**DECLARATION OF PUBLICATION  
(C.C.P. S2015.5)**

**COUNTY OF STANISLAUS  
STATE OF CALIFORNIA**

I am a citizen of the United States and a resident Of the County aforesaid; I am over the age of Eighteen years, and not a party to or interested In the above entitle matter. I am a printer and Principal clerk of the publisher of **THE MODESTO BEE**, printed in the City of **MODESTO** , County of **STANISLAUS** , State of California, daily, for which said newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of **STANISLAUS** , State of California, Under the date of **February 25, 1951, Action No. 46453**; that the notice of which the annexed is a printed copy, has been published in each issue there of on the following dates, to wit:

Oct 10, 2012, Oct 17, 2012, Oct 24, 2012

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I certify (or declare) under penalty of perjury That the foregoing is true and correct and that This declaration was executed at

**MODESTO, California** on

October 24th, 2012

(By Electronic Facsimile Signature)

Marie Hickman

INVITATION TO BIDDERS  
Parklawn Neighborhood Sewer  
Improvements

Owner is Stanislaus County, Modesto CA; Estimated construction cost for this project is \$5,059,717; Sealed bids are due before 2:30 P.M., October 31, 2012, to the Clerk of the Board of Supervisors, 1010 10th Street, Ste. 6700, Modesto, CA 95354; Project contact is Tom Geiss at geisst@stancounty.com or Fax No. (209) 541-2509. Work to be accomplished includes construction of sewer system including service laterals as directed by the engineer and other such items not mentioned herein that are required by the plans and specifications. Plans and specifications are available for purchase from Modesto Reprographics, Modesto, CA (209) 544-2400 and can be viewed/purchased at www.modestoplanroom.com under "Public Jobs".

Pub Dates October 10, 17, 24, 2012