

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

DEPT: Board of Supervisors

BOARD AGENDA # \*A-3b

Urgent  Routine

AGENDA DATE January 8, 2013

CEO Concurs with Recommendation YES  NO   
(Information Attached)

4/5 Vote Required YES  NO

SUBJECT:

Approval to Set a Public Hearing for January 29, 2013, at 9:10 a.m., to Consider an Appeal of the Planning Commission's Approval of Vesting Tentative Parcel Map Application No. 2006-44, Willms Ranch, LLC

PLANNING COMMISSION RECOMMENDATIONS:

Set a public hearing on January 29, 2013, at 9:10 a.m., to consider an appeal of the Planning Commission's approval of Vesting Tentative Parcel Map Application No. 2006-44 - Willms Ranch, LLC.

FISCAL IMPACT:

There is a nominal fiscal impact associated with setting this public hearing for mandatory newspaper publishing and the notification of property owners by mail. These expenses are covered by a portion of the \$622.00 Planning Commission appeal fee paid by the Appellant.

BOARD ACTION AS FOLLOWS:

No. 2013-5

On motion of Supervisor O'Brien, Seconded by Supervisor De Martini  
and approved by the following vote,

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

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:

Christine Ferraro  
ATTEST: CHRISTINE FERRARO TALLMAN, Clerk

File No.

**DISCUSSION:**

On December 6, 2012, the Planning Commission approved Vesting Tentative Parcel Map No. 2006-44 – Willms Ranch, LLC on a 9-0 vote. This project is a request to create 42 parcels, ranging in size from 40.0 to 69.9 acres, with a 277.7± acre remainder, from two (2) existing parcels totaling 2,383.83± acres in size. The project site has a General Plan designation of Agriculture and is located within the A-2-40 (General Agriculture) zoning district. The project site is located in the Sierra Nevada Foothills, on the west side of Willms Road, east of the City of Oakdale. Historic Knight's Ferry, the Stanislaus River, and State Highway 108/120 are located north of the project site (APN: 011-013-001 & 006, 009, 011).

An appeal of the Planning Commission's approval was submitted by the Stanislaus Audubon Society, Inc. on December 17, 2012. In accordance with Section 21.112.040, all appeals of the Stanislaus County Planning Commission's Decision are filed with the Stanislaus County Board of Supervisors. Upon receiving an appeal, the Board of Supervisors places an item setting a public hearing date and time on their agenda for consideration. Once a public hearing date is approved, the Clerk of the Board is required to publish a Notice of Public Hearing in a newspaper of general circulation. The Planning and Community Development Department notifies surrounding property owners by mail, and prepares the public hearing agenda item.

At this time, this item simply sets the date and time for a hearing on the matter before the Board of Supervisors to consider the appeal.

**POLICY ISSUES:**

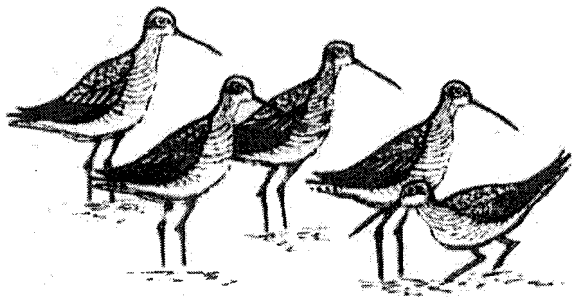
Setting a public hearing to consider an appeal of the Planning Commission's decision is consistent with the Board's priority of A Well-Planned Infrastructure System.

**STAFFING IMPACT:**

There are no staffing impacts associated with this item.

**CONTACT PERSON:**

Christine Ferraro, Clerk of the Board of Supervisors Telephone: 209-525-4494



BOARD OF SUPERVISORS

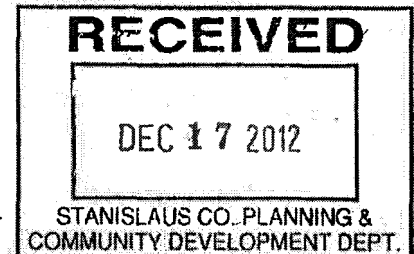
2012 DEC 17 A 10:12

**Stanislaus Audubon Society, Inc.**

P. O. Box 4012 • Modesto, CA 95352 • (209) 521-0108

December 17, 2012

Stanislaus County Board of Supervisors  
1010 10<sup>th</sup> Street, Suite 6700  
Modesto, CA 95354



Re: Appeal from Planning decision on Willms Ranch, LLC, Application No. 2006-44

To the Honorable Board of Supervisors:

**APPEAL.** Stanislaus Audubon Society (SAS) appeals to the Stanislaus County Board of Supervisors from the decision of the Planning Commission dated December 6, 2012 granting Willms Ranch's, LLC (Willms) request for a Mitigated Negative Declaration herein.

**APPELLANT.** SAS is a non profit corporation in Modesto, California whose mission includes the conservation of wild birds and wildlife, and the protection of wildlife habitat. SAS has 523 members in Stanislaus and Merced counties.

**NOTICE.** SAS requests notice of any hearings or any action in this matter to be addressed as follows (and not to the post office box on this letterhead):

David Froba  
4428 Bluff Creek Drive  
Modesto, CA 95355

**GROUND FOR APPEAL.** Using the staff report's Roman numeral categorization, SAS takes exception to negative and mitigated declarations as follows:

**II. AGRICULTURE AND FOREST RESOURCES.** The Department of Conservation letter of December 6, 2007, mentioned in the staff report on page 31, states that a forty acre parcel is not large enough to sustain a cattle grazing operation and that such a parcel split would most likely create "hobby farms". This letter alone creates a "fair argument" that the project may have a significant environmental impact, particularly from a public agency speaking in its area of expertise and concern. This precludes a negative declaration, mitigated or not.

The Planning staff and Commission apparently relied on a letter from Willms' attorney dated November 17, 2008 that no hobby farms or residential uses were contemplated but that the parcel split would be for the purpose of "agricultural finance."

First, the law precludes a negative declaration and requires an EIR when a fair argument is made, regardless of other contrary evidence, in this case, "agricultural finance."

Second, the claim by Willms' attorney of "agricultural finance" is not based on any evidence, only a vague claim by the attorney.

This Board may feel justified in taking administrative notice that splitting parcels increases value. But that is only because a larger parcel, particularly when split into hobby farm sizes, increases in value because of development potential. Subdivision increases value because it is often the most difficult link of the causative chain to convert from agriculture to residential. It is not for nothing that "subdivision" and "development" are used interchangeably in common American parlance.

Even if the parcel split facilitated the Willms getting financing, it creates the risk of some small parcels going out of production because leveraged parcels could revert to the bank or the trustee in bankruptcy if the novel agricultural projects that Ms. Savery speaks of in her letter of November 12, 2008, namely grapes, olives, chickens, turkeys, winter wheat, etc. were not successful. Indeed, Ms. Savery's desire to get some financing for on-going grazing ranch upkeep, fencing, etc. indicates an operation that is not paying its own way.

The Willms' claim that they have no intention of developing the property is essentially irrelevant, since the land, if split, for whatever reason, moves much closer to being developed. Nevertheless, it must be noted that the maps attached to the staff report (B-7,8, and 9) show proposed roads going to every new parcel, looking for all the world like a hobby farm complex. Such roads would not be necessary for "agricultural finance."

In summation, there is considerable evidence that the parcel split, particularly in small hobby farm sizes, would result in the conversion of agricultural land to residential and the negative declaration is not supported.

III. AIR QUALITY and VII. GREENHOUSE GASES. The state of California has determined that greenhouse gases are deleterious to the environment. The law requires that impacts be viewed cumulatively. Viewed cumulatively with the potential that a parcel split would foster hobby farms and increase greenhouse gases by producing low density houses in a remote area, a negative declaration is not substantiated.

IV. BIOLOGICAL RESOURCES. The staff report relies on the Live Oak Associates (LOA) report of June 2007. It was based on one day of field observation by two ecologists on March 28, 2007 (page 3). The rest of the data of the LOA report was based on "published accounts" (page 15-16) and "reasonable inferences" (page 1). Thus, the report is only of limited use as to the actual Willms ranch.

The LOA report says that the Bald Eagle was "absent" and that "suitable habitat for this species is absent from this site" (page 21). LOA notes that the Bald Eagle was federally threatened but state endangered. (However, this information is no longer correct since the Bald Eagle was removed from the federal list the same month of the LOA report, but the Bald Eagle remains endangered in California.) SAS members will testify at the public hearing that the Bald Eagle is very much present on the Willms ranch. The Bald Eagle may not have been seen in March when LOA did its quick trip, since it is not common on the Willms ranch and starts migrating north in around March. Also, while its habitat is generally close to water, in Stanislaus County, the Bald Eagle is seen as commonly on grazing land, like the Willms ranch, where it eats mostly carrion, as near water which is more common nation-wide. Also, the ranch is only about a mile from the Stanislaus River. Locally it is often seen in trees, but also often hunts from the ground on hills and bluffs, such as are common on the Willms. No mitigation for the Bald Eagle is in the staff report, since its very existence was overlooked.

On page 42 the LOA report lists eighteen special status animals, fifteen of them birds. Regarding these eighteen the report states as follows:

Project buildout would have no effect on the breeding success of these species and would, at most, result in a relatively small reduction of foraging and/or roosting habitat that is abundantly available regionally. Therefore, the loss of habitat for these species would be considered less than significant.

While providing for some limited mitigation for other species of birds, the staff report says nothing about these fifteen birds and simply lumps them together in one negative declaration. What constitutes a "significant impact" is nowhere spelled out. SAS maintains and strongly urges that the loss of habitat for these fifteen species rises to the level of "significant". The LOA report has a map on page 2 which gives a good picture of the Willms ranch relative to its surroundings. It compromises about 3% of the grasslands habitat in Stanislaus County. Many of the fifteen species are grasslands specialists. SAS submits that a 3% loss of habitat is "significant". Looked at in another way, issue number XVIII, MANDATORY FINDINGS OF SIGNIFICANCE comes into play when a project "restricts the range of an endangered plant or animal". Some of the fifteen species are rare. Yet no mitigation at all was provided for them in the staff report, since the LOA report essentially said that these species should just go

elsewhere. Further, while the staff report does provide for mitigation for the Burrowing Owl and the Swainson's Hawk, the mitigation was only for breeding habitat, not the inevitable loss of range which would result from development.

For all the above reasons, a mitigated negative declaration is not substantiated for biological resources.

V. CULTURAL RESOURCES. As mentioned in the staff report, a Class I Archeological Survey with a " cursory level field survey" of the Willms ranch was done by Jensen and Associates. The report of the survey states on page 11 "It is probable that significant prehistoric and/or historic-period sites remain undiscovered and thus undocumented within the Willms ranch study area" (page 11). While the staff report gives mitigation for subsurface, human remains, and native plants, the rest of the "undocumented sites," most specifically impacts to cultural resources that are on the surface, are not provided for in the mitigation. The staff report would allow for the bulldozing to the likes of another Mesa Verde or Stonehenge. A mitigated negative declaration for cultural resources is not supported.


IX. HYDROLOGY AND WATER QUALITY. The staff report does not say how water could be provided to the many small parcels. A negative declaration is not supported.

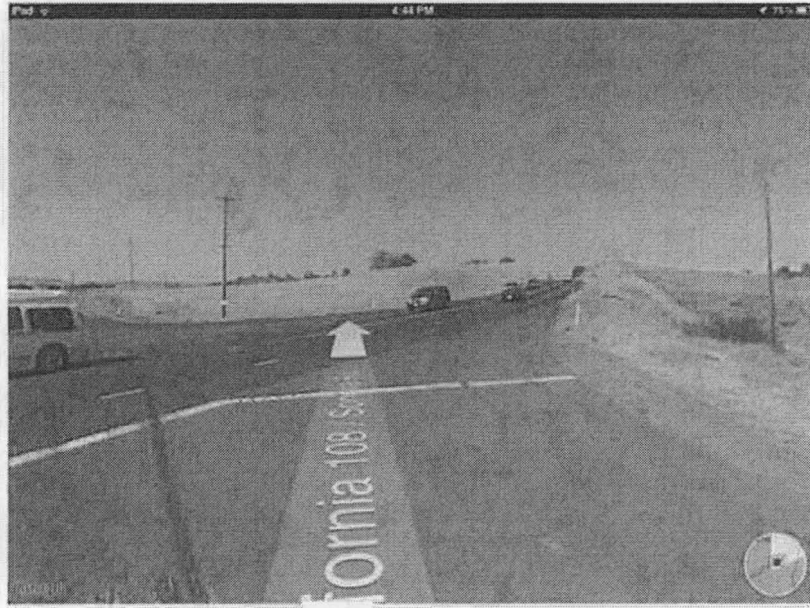
XIII. POPULATION AND HOUSING. This project "induces substantial population growth in an area either directly...or indirectly (for example, through extension of roads or other infrastructure)". Knights Ferry is a small community and a development of this size would be substantial. An extension of roads is contemplated in the project (staff report exhibit B-7,8, and 9). Thus a negative mitigated declaration is not supported.

XIV. PUBLIC SERVICES. Regarding Central Valley ranchettes, a report of the Farmland Trust stated: "It was found that on the average, the net cost to counties to provide public sector services to an undeveloped parcel increases \$331, from \$23 to \$354 (\$208 county; \$146 school district) once it has been developed." ([www.farmlandinfo.org/...RANCHETTES](http://www.farmlandinfo.org/...RANCHETTES)) A negative declaration is not supported.

XVI. TRANSPORTATION/TRAFFIC. The staff report relies upon the report of K.D. Anderson and Associates. The three photos attached hereto are from Google Earth Street View and show Highway 120 as seen from Willms Road looking east, straight ahead, and west. It can be seen that there is a sharp turn just east of Willms Road, making a left turn from that location very dangerous. This fact was alluded to in the Anderson report but not the fact that the curve was on a substantial downhill slope or that Willms contemplates more extensive agriculture and farm machinery. The report does, however, recognize the anticipated increase in left turns. The report on page 2 dismisses the curve on Highway 120 because it "meets minimum Caltrans standards for 55 mph". Obviously, the downhill traffic at that point on Highway 120 often exceeds 55 mph. There is a fair argument from the facts that a left turn lane on Highway 120 or some other form of mitigation would be required. Second, while the staff report does include one mitigation, it does not consider the recommendation of the Anderson report itself on page 22, under "Mitigations", "However, to meet Stanislaus County minimum standards for a parcel map access, new intersections should be constructed in a manner that provides minimum sight distance." A parcel map has been prepared, (staff report, ex B-7,8,and 9) but no mitigation for intersections was provided. The mitigated negative declaration is not supported.

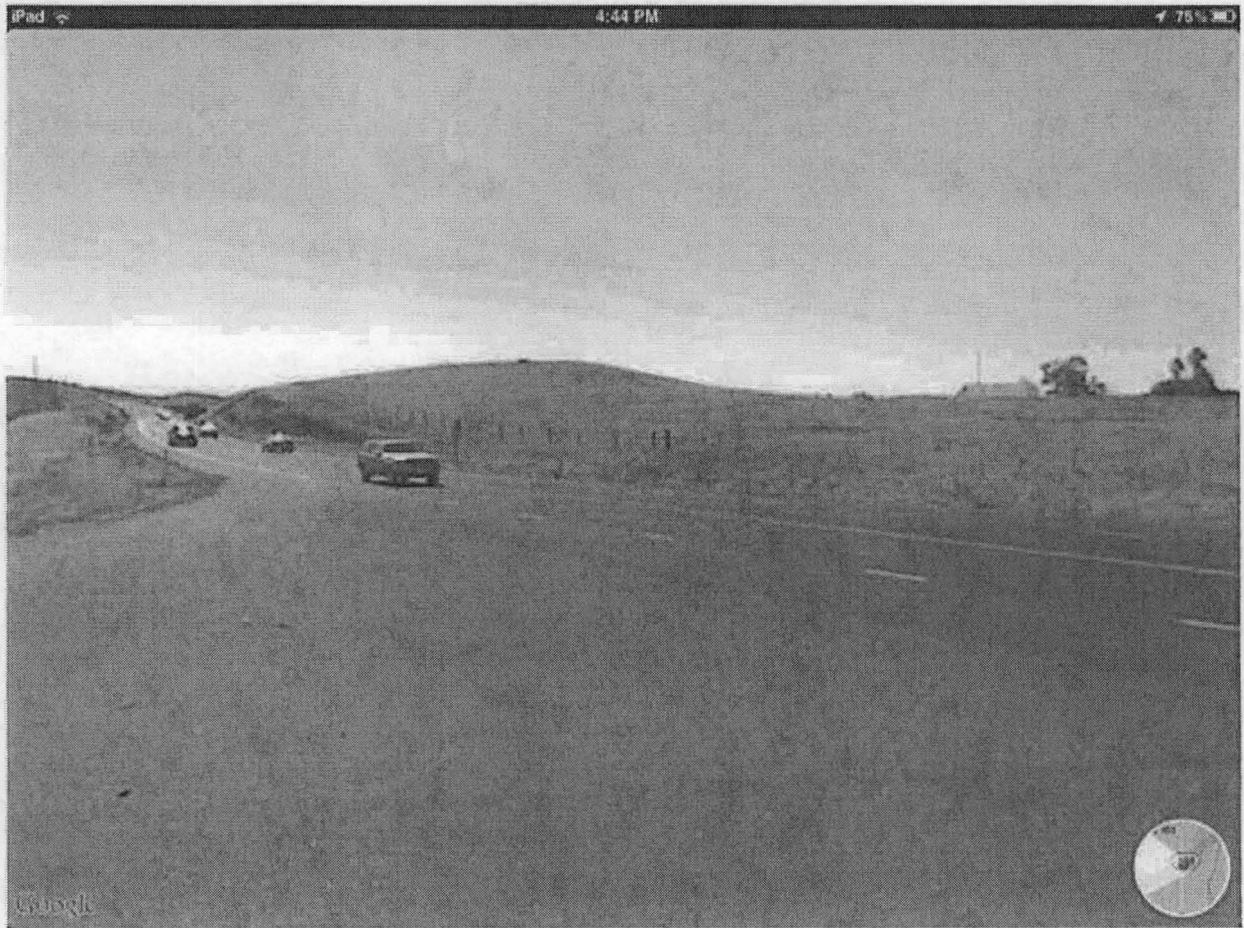
Respectfully submitted,

  
David Froba, Treasurer, Stanislaus Audubon Society  
(209) 521-7265



Sent from my iPad.

Attached photo, #1: Willms Road at SR 120, looking east.



Attached photo, #2: Willms Road at SR 120, looking west.

Sent from my iPad.



---

Attached photo, #3: Willms Road at SR 120, looking straight ahead, north.

---





**CLERK OF THE BOARD OF SUPERVISORS**

**STANISLAUS COUNTY**

1010 10th Street, Suite 6700, Modesto, CA 95354  
Phone: 209.525.4494 Fax: 209.525.4420

December 17, 2012

Stanislaus Audubon Society, Inc.  
Attn: David Froba  
PO Box 4012  
Modesto, CA 95352

RE: Appeal of Planning Commission's Approval of Vesting Tentative Parcel Map  
Application No. 2006-44 – Willms Ranch

Dear Mr. Froba:

The Clerk of the Board of Supervisors has received the Stanislaus Audubon Society, Inc.'s Letter of Appeal regarding the Planning Commission's approval of Vesting Tentative Parcel Map Application No. 2006-44 – Willms Ranch. An item requesting the Board of Supervisors schedule a public hearing on Tuesday, **January 15, 2013 at 6:35 p.m.**, to consider this appeal, will be on the Board of Supervisors' January 8, 2013, agenda.

For further information, please call the Planning and Community Development Department at 525-6330, or the Office of the Clerk of the Board at 525-6415.

Sincerely,

Elizabeth A. King  
Assistant Clerk of the  
Board of Supervisors

cc: Supervisor Bill O'Brien, District 1  
Planning & Community Development Department  
Willms Ranch, LLC  
Aspen Survey Company, Inc.



CLERK OF THE BOARD OF SUPERVISORS

STANISLAUS COUNTY

1010 10th Street, Suite 6700, Modesto, CA 95354  
Phone: 209.525.4494 Fax: 209.525.4420

December 18, 2012

Stanislaus Audubon Society, Inc.  
Attn: David Froba  
PO Box 4012  
Modesto, CA 95352

**REVISED**

RE: Appeal of Planning Commission's Approval of Vesting Tentative Parcel Map  
Application No. 2006-44 – Willms Ranch

Dear Mr. Froba:

A letter was mailed to you yesterday regarding the proposed public hearing date for the Appeal of Planning Commission's Approval of Vesting Tentative Parcel Map Application No. 2006-44 – Willms Ranch. On the advice of Counsel, we are **changing the Public Hearing Date to Tuesday, January 29, 2013 at 9:10 a.m.** in order to meet the notification requirements contained in Government Code Section 66452.5.

An item requesting the Board of Supervisors schedule the public hearing on January 29, 2013 to consider this appeal, will be on the Board of Supervisors' January 8, 2013, agenda.

For further information, please call the Planning and Community Development Department at 525-6330, or the Office of the Clerk of the Board at 525-6415.

Sincerely,

Elizabeth A. King  
Assistant Clerk of the  
Board of Supervisors

cc: Supervisor Bill O'Brien, District 1  
Planning & Community Development Department  
Willms Ranch, LLC  
Aspen Survey Company, Inc.



CLERK OF THE BOARD OF SUPERVISORS

**Christine Ferraro Tallman**

1010 Tenth Street, Suite 6700, Modesto, CA 95354  
Phone: 209.525.4494 Fax: 209.525.4420

**NOTICE OF PUBLIC HEARING FOR  
APPEAL OF PLANNING COMMISSION'S APPROVAL OF  
VESTING TENTATIVE PARCEL MAP APPLICATION NO. 2006-44  
WILLMS RANCH, LLC**

NOTICE IS HEREBY GIVEN that on January 29, 2013, at 9:10 a.m., or as soon thereafter as the matter may be heard, the Stanislaus County Board of Supervisors will meet in the Basement Chambers, 1010 10th St., Modesto, CA, to consider an appeal to the Planning Commission's approval of Vesting Tentative Parcel Map 2006-44 - Willms Ranch, LLC, a request to create 42 parcels, ranging in size from 40.0 to 69.9 acres, with a 277.7± acre remainder, from two (2) existing parcels totaling 2,383.83± acres in size. The project site is located in the Sierra Nevada Foothills, on the west side of Willms Road, east of the City of Oakdale. Historic Knight's Ferry, the Stanislaus River, and State Highway 108/120 are located north of the project site. APN: 011-013-001 & 006, 009, 011.

NOTICE IS FURTHER GIVEN that at the said time and place, interested persons will be given the opportunity to be heard. Material submitted to the Board for consideration (i.e. photos, petitions, etc.) will be retained by the County. If a challenge to the above application is made in court, persons may be limited to raising only those issues they or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Board. For further information call (209) 525-6330.

BY ORDER OF THE BOARD OF SUPERVISORS

DATED: January 8, 2013

ATTEST: CHRISTINE FERRARO TALLMAN, Clerk of  
the Board of Supervisors  
of the County of Stanislaus,  
State of California

BY:

  
Elizabeth A. King, Assistant Clerk

# PROOF OF PUBLICATION

(2015.5 C. C. P.)

STATE OF CALIFORNIA,

County of Stanislaus

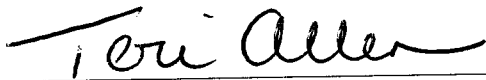
I am a citizen of the United States and a resident of the county aforesaid; I am over the age of twenty-one years, and not a party to or interested in the above entitled matter. I am the principal clerk of THE OAKDALE LEADER, 122 South Third Avenue, Oakdale, California, a newspaper of general circulation, published in Oakdale, California in the City of Oakdale, County of Stanislaus, and which newspaper has been adjudged a newspaper of general circulation, by the Superior Court of the County of Stanislaus, State of California. That the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

January 16, in the year 2013.

I certify or declare) under penalty of perjury that the foregoing is true and correct.

Dated at Oakdale, California,

This day, 16<sup>th</sup> of January 2013.



Signature

This space is for the County Clerk's Filing Stamp

Proof of Publication of

## NOTICE OF PUBLIC HEARING FOR APPEAL OF PLANNING COMMISSION'S

## VESTING TENTATIVE PARCEL MAP 2006-44 WILLMS RANCH, LLC

### PUBLIC NOTICE

NOTICE OF PUBLIC HEARING FOR APPEAL OF PLANNING COMMISSION'S APPROVAL OF VESTING TENTATIVE PARCEL MAP APPLICATION NO. 2006-44, WILLMS RANCH, LLC NOTICE IS HEREBY GIVEN that on January 29, 2013, at 9:10 a.m., or as soon thereafter as the matter may be heard, the Stanislaus County Board of Supervisors will meet in the Basement Chambers, 1010 10th St., Modesto, CA, to consider an appeal to the Planning Commission's approval of Vesting Tentative Parcel Map 2006-44 - Willms Ranch, LLC, a request to create 42 parcels, ranging in size from 40.0 to 69.9 acres, with a 277.7± acre remainder, from two (2) existing parcels totaling 2,383.83± acres in size. The project site is located in the Sierra Nevada Foothills, on the west side of Willms Road, east of the City of Oakdale. Historic Knight's Ferry, the Stanislaus River, and State Highway 108/120 are located north of the project site. APN: 011-013-001 & 006, 009, 011.

NOTICE IS FURTHER GIVEN that at the said time and place, interested persons will be given the opportunity to be heard. Material submitted to the Board for consideration (i.e. photos, petitions, etc.) will be retained by the County. If a challenge to the above application is made in court, persons may be limited to raising only those issues they or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Board. For further information call (209) 525-6330. BY ORDER OF THE BOARD OF SUPERVISORS. DATED: January 8, 2013. ATTEST: Christine Ferraro Tallman, Clerk of the Board of Supervisors of the County of Stanislaus, State of California. BY: Elizabeth A. King, Assistant Clerk.

JANUARY 16, 2013

OL#13-019

1/8/13 \*A-36



DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT

BOARD OF SUPERVISORS

1010 10<sup>TH</sup> Street, Suite 3400, Modesto, CA 95354  
Phone: 209.525-6330 Fax: 209.525.5911

2013 JAN 22 A 10:50

January 18, 2013

## NOTICE OF PUBLIC HEARING

**NOTICE IS HEREBY GIVEN THAT** the Stanislaus County Board of Supervisors will hold a public hearing on **Tuesday, January 29, 2013**, starting at **9:10 A.M.** in the Joint Chambers, 1010 10<sup>th</sup> Street, Basement Level, Modesto, California, to consider the following:

**Planning Commission's recommendation for approval of VESTING TENTATIVE PARCEL MAP APPLICATION NO. 2006-44 – WILLMS RANCH - Request to divide two (2) existing parcels totaling 2,383.83± acres, currently enrolled in Williamson Act Contract No. 71-0438, to create 42 parcels ranging in size from 40.0 to 69.9 acres, with a 277.7± acre remainder, in the A-2-40 (General Agriculture) zoning district. The property is located on the west side of Willms Road, south of Highway 108/120, in the Knight's Ferry area.**

**The property is further identified as Assessor's Parcel No. 011-013-001; 006; 009; & 011.**

**The Board of Supervisors will also consider approval of a Mitigated Negative Declaration for this item.**

At the above noticed time and place, all interested persons will be given an opportunity to speak.

Materials submitted to the Board of Supervisors for consideration (i.e., photos, slides, petitions, letters, etc.) will be retained by the County and cannot be returned.

If you challenge the above item in court, you may be limited to raising only those issues raised at the public hearing described in this notice, or in written correspondence delivered to the Board of Supervisors, at or prior to, the public hearing.

For further information, please call (209) 525-6330, or email: [planning@mail.co.stanislaus.ca.us](mailto:planning@mail.co.stanislaus.ca.us).

PROOF OF SERVICE BY MAIL - CCP 1013a, 2015.5

I declare that: I am employed in the County of Stanislaus, California.

I am over the age of eighteen years and not a party to the within entitled cause; my business address is:

Stanislaus County Administration Building  
Department of Planning & Community Development  
1010 10<sup>th</sup> Street, Suite 3400  
Modesto, CA 95354


On January 18, 2013, I served the attached Notice of Public Hearing:  
(Date)

Appeal of Planning Commission's approval of VESTING TENTATIVE PARCEL MAP APPLICATION NO. 2006-44 - WILLMS RANCH on the parties listed below in said cause, by placing a true copy thereof enclosed in a sealed envelope with postage thereon fully prepaid, in the United States mail at Modesto, California, addressed as follows:

SEE ATTACHED LIST

I declare under penalty of perjury that the foregoing is true and correct, and that this declaration was executed on January 18, 2013, at Modesto, California.  
(Date)

Crystal D Rein  
(Type or print name)

  
Signature

**VESTING TENTATIVE PARCEL MAP APPLICATION NO. 2006-44 - WILLMS RANCH, LLC**  
Attachment A

Distribution List

X	AGRICULTURE COMMISSIONER		NATURAL RESOURCES CONSERVATION
X	AIRPORT LAND USE COMMISSION	X	PACIFIC GAS & ELECTRIC
	ALLIANCE	X	PARKS & FACILITIES
	ANIMAL SERVICES		POSTMASTER:
X	BUILDING PERMITS DIVISION - STEVE TREAT	X	PUBLIC WORKS - ANGIE HALVERSON
X	CAL TRANS DISTRICT 10	X	PUBLIC WORKS - DAVID LEAMON
	CEMETERY DISTRICT		RAILROAD
	CENTRAL VALLEY FLOOD PROTECTION		REDEVELOPMENT
X	CHIEF EXECUTIVE OFFICE	X	REGIONAL WATER QUALITY CONTROL
	CITY OF:		RISK MANAGEMENT
	COMMUNITY SERVICES AGENCY (CSA)	X	SAN JOAQUIN VALLEY APCD
	COMMUNITY SERVICES / SANITARY DIST	X	SCHOOL DIST 1: KNIGHTS FERRY
X	COOPERATIVE EXTENSION	X	SCHOOL DIST 2: OAKDALE
X	CORPS OF ENGINEERS	X	SHERIFF
X	COUNTY COUNSEL	X	StanCOG
	COUNTY OF:	X	STAN CO ERC
X	DEPARTMENT OF CONSERVATION Land Resources (cert.)	X	STAN CO FARM BUREAU
X	DEPT OF FORESTRY - TUOLUMNE	X	STANISLAUS FIRE PREVENTION BUREAU
X	ENVIRONMENTAL RESOURCES	X	STATE CLEARINGHOUSE
X	FIRE PROTECTION DIST: OAKDALE	X	SF PUBLIC UTILITIES COMMISSION
X	FISH & GAME	X	SUPERVISOR DIST 1: O'BRIEN
X	HAZARDOUS MATERIALS		SURROUNDING LAND OWNERS (on file w/the Clerk to the Board of Supervisors)
X	HOSPITAL DIST: OAK VALLEY	X	TELEPHONE COMPANY: AT&T
X	IRRIGATION DIST: OAKDALE	X	TRIBAL CONTACTS
X	LAFCO	X	TUOLUMNE COUNTY PLANNING
X	MOSQUITO DIST: EASTSIDE		UNITED STATES MILITARY AGENCIES (SB 1462) (5 agencies)
X	MOUNTAIN VALLEY EMERGENCY MEDICAL SERVICES	X	US FISH & WILDLIFE
	MUNICIPAL ADVISORY COUNCIL:		WATER DIST:

## WILLMS RANCH

1/8/2013

PM 2006-44

1

APN: 011-013-001; 006; 009; 011

APN	FIRSTLAST	MAIL #	MAIL STREET	MAIL CITY	MAIL STATE	MAIL ZIP	SITE #	SITE STREET
1	002-041-004		Atherton George Allen & Marie Aileene	P O Box 1890	Oakdale	CA	95361	Hwy 120 & Co Line
2	011-004-004		Bk Of America Nt&Sa					Willms Ne Of Rd
3	011-002-008		Bk Of America Nt&Sa					Willms E Of Rd
4	011-008-001		Bk Of America Nt&Sa					Willms E Of Rd
5	011-002-009	17084	Daoust Dennis S	Lime Kiln Rd	Sonora	CA	95370	Willms E Of Rd
6	011-008-002	17084	Daoust Dennis S	Lime Kiln Rd	Sonora	CA	95370	Willms E Of Rd
7	002-045-006	17707	Davis Carol J	Hwy 120	Oakdale	CA	95361	17707 Hwy 120
8	011-004-005	235	Grohl Gerna D	School Ave	Oakdale	CA	95361	Willms W Of Rd
9	002-041-019	11090	Grunder Hermann A & Grunder Weiyuan Wu	Hwy 108	Jamestown	CA	95327	Willms & 120 Se Cor Rd
10	002-041-020	11090	Grunder Hermann A & Grunder Weiyuan Wu	Hwy 108	Jamestown	CA	95327	Hwy 120 Hwy
11	002-041-018	11090	Grunder Hermann A & Grunder Weiyuan Wu	Hwy 108	Jamestown	CA	95327	Hwy 120 Hwy
12	002-041-023	16461	Hunter Robert G	Frymire Rd	Oakdale	CA	95361	Kennedy Se Of Rd
13	002-040-021	16461	Hunter Robert G	Frymire Rd	Oakdale	CA	95361	Kennedy Rd
14	002-040-011	16461	Hunter Robert G	Frymire Rd	Oakdale	CA	95361	Kennedy Rd
15	002-045-002	16461	Hunter Robert G	Frymire Rd	Oakdale	CA	95361	Kennedy Nw Of Rd
16	002-040-012	16461	Hunter Robert G	Frymire Rd	Oakdale	CA	95361	Willms & Hwy 120 Rd
17	002-041-021	16461	Hunter Robert G	Frymire Rd	Oakdale	CA	95361	Willms W Of Rd
18	002-041-022	16461	Hunter Robert G	Frymire Rd	Oakdale	CA	95361	Hwy 120 Hwy
19	002-041-025	6307	John Willms Ranch Inc	Riverbank Cir	Stockton	CA	95219	0 Willms Rd
20	002-041-024	6307	John Willms Ranch Inc	Riverbank Cir	Stockton	CA	95219	0 Willms Rd
21	002-041-026	6307	John Willms Ranch Inc	Riverbank Cir	Stockton	CA	95219	0 Willms Rd
22	002-041-006	6307	John Willms Ranch Inc	Riverbank Cir	Stockton	CA	95219	Willms Rd
23	011-002-014	6307	John Willms Ranch Inc	Riverbank Cir	Stockton	CA	95219	Willms Rd
24	011-001-026		Jones George C Iii	P O Box 330	Snelling	CA	95369	Hwy 120 Hwy
25	011-004-003	15045	Kress Mary Ruth	East Mariposa Road	Stockton	CA	95215	Willms Ne Side Rd
26	011-004-002	15045	Kress Mary Ruth	East Mariposa Road	Stockton	CA	95215	Willms Sw Of Rd
27	011-013-010	11237	Lopez Alfred D & Lopez Carolyn E	Willms Rd	Oakdale	CA	95361	11237 Willms Rd
28	002-046-007		Mc Phee Michael J & Jyl K	Po Box 2185	Oakdale	CA	95361	17484 Hwy 120 Hwy
29	002-046-006		Mcphee Shirley E	P O Box 2162	Oakdale	CA	95361	Hwy 120
30	002-041-003	6307	Merrill Robert W	Riverbank Circle	Stockton	CA	95219	Hwy 120 Hwy
31	011-009-001	16247	Murray Joseph M Jr & Murray Catherine E	Morrison Rd	Oakdale	CA	95361	Rock River Nw Of Rd
32	011-004-011	16247	Murray Joseph M Jr & Murray Catherine E	Morrison	Oakdale	CA	95361	Rock River Rd
33	002-041-017	1205	Oakdale Irrigation Dist	East F St	Oakdale	CA	95361	Hwy 120 Hwy
34	002-048-001	16643	Ohe Michael K & Jonna M	Hwy 120	Oakdale	CA	95361	17796 Hwy 120 Hwy
35	011-001-029	16643	Ohe Michael K & Jonna M	Hwy 120	Oakdale	CA	95361	Hwy 120 Hwy
36	002-046-005	17212	Ritts Kenneth L & Ritts Nancy	State Highway 120	Oakdale	CA	95361	17212 Hwy 120
37	002-041-031		Roen Barney	Po Box 1390	Waterford	CA	95386	0 Hwy 120 Hwy
38	002-041-030		Roen Barney	Po Box 1390	Waterford	CA	95386	0 Hwy 120 Hwy



## WILLMS RANCH

1/8/2013

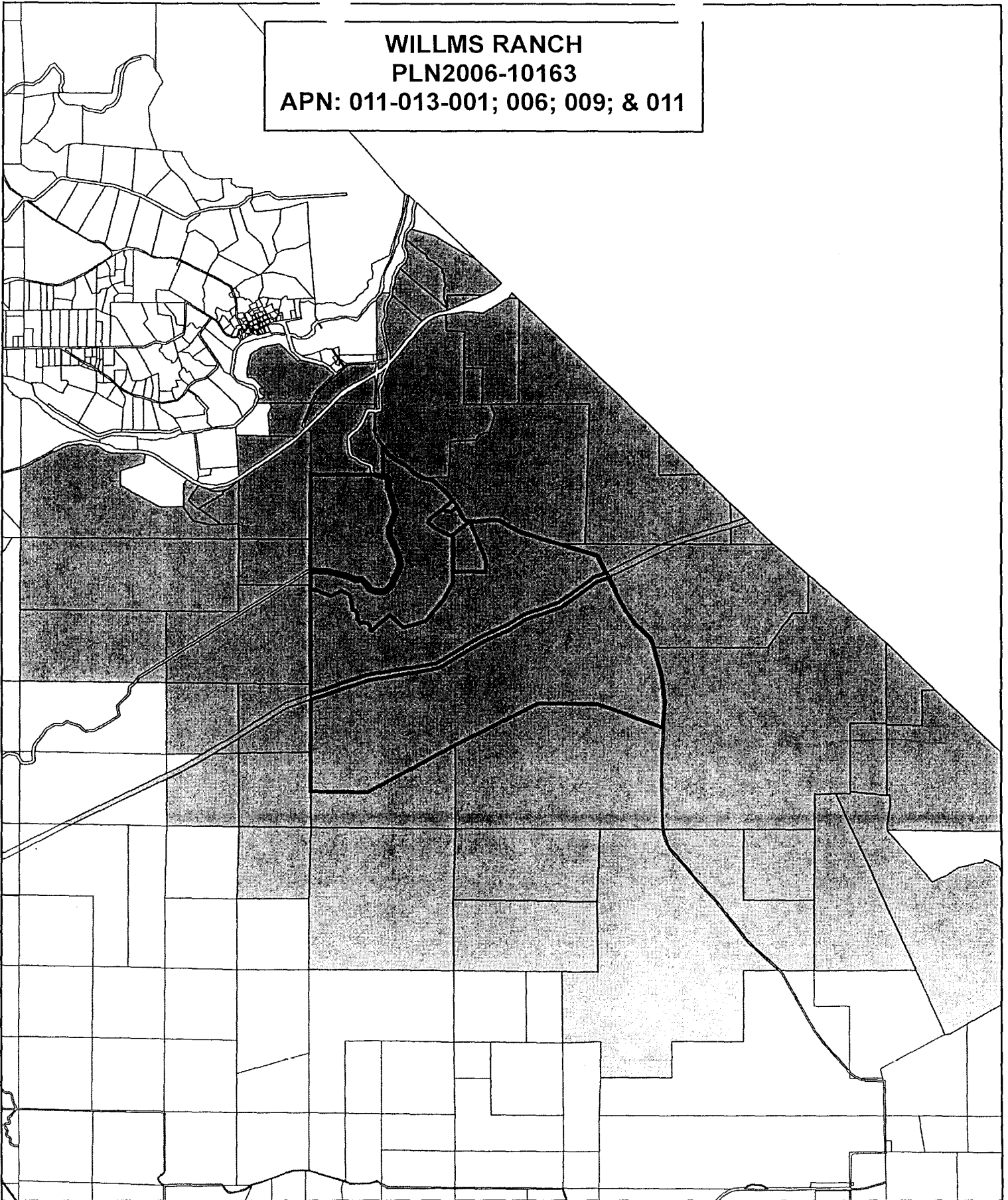
PM 2006-44

2

APN: 011-013-001; 006; 009; 011

39	002-041-029	Roen Barney		Po Box 1390	Waterford	CA	95386	0 Hwy 120 Hwy
40	002-041-028	Roen Barney		Po Box 1390	Waterford	CA	95386	0 Hwy 120 Hwy
41	011-001-020	Roen Erik O		Po Box 879	Knights Ferry	CA	95361	Willms W Of Rd
42	011-002-007	Roen Erik O		Po Box 879	Knights Ferry	CA	95361	Willms W Of Rd
43	011-004-001	Roen Erik O		Po Box 879	Knights Ferry	CA	95361	Willms W Of Rd
44	011-003-003	Roen Erik O		Po Box 879	Knights Ferry	CA	95361	Willms Rd
45	002-041-015	Rosasco Nathan P & Doni L	16002	Hwy 108	Jamestown	CA	95327	Willms Ne Of Rd
46	002-041-008	Rosasco Nathan P & Doni L	16002	Hwy 108	Jamestown	CA	95327	Willms Ne Of Rd
47	002-041-012	San Francisco City & Co Of		P O Box 160	Moccasin	CA	95347	Willms Ne Of Rd
48	011-001-021	San Francisco City & Co Of		P O Box 160	Moccasin	CA	95347	Willms W Of Rd
49	011-013-007	San Francisco City & Co Of		P O Box 160	Moccasin	CA	95347	Willms Rd
50	011-002-013	San Francisco City & Co Of		P O Box 160	Moccasin	CA	95347	Willms Ne Of Rd
51	011-013-003	Tegtmeier William B	16025	Willms Rd	Oakdale	CA	95361	16025 Willms Rd
52	011-001-032	Trinitas 611 Llc	334	S Yosemite Ave Ste A	Oakdale	CA	95361	0 Willms W Of Rd
53	011-001-033	Trinitas 611 Llc	334	S Yosemite Ave Ste A	Oakdale	CA	95361	0 Willms W Of Rd
54	011-001-034	Trinitas 611 Llc	334	S Yosemite Ave Ste A	Oakdale	CA	95361	0 Willms W Of Rd
55	011-001-031	Trinitas 611 Llc	334	S Yosemite Ave Ste A	Oakdale	CA	95361	0 Willms W Of Rd
56	011-001-031	Trinitas 611 Llc	334	S Yosemite Ave Ste A	Oakdale	CA	95361	0 Willms W Of Rd
57	011-001-032	Trinitas 611 Llc	334	S Yosemite Ave Ste A	Oakdale	CA	95361	0 Willms W Of Rd
58	011-003-025	Trinitas Ardis Llc	334	S Yosemite Avenue Ste A	Oakdale	CA	95361	0 N Of Warnerville Rd
59	011-001-028	Trinitas Fund Li Llc	334	South Yosemtie Suite A	Oakdale	CA	95361	Hwy 120 Hwy
60	002-046-004	Willms Family Partnership	6601	Stanley Road	Stockton	CA	95215	Hwy 120
61	011-001-001	Willms Family Partnership	6601	Stanley Rd	Stockton	CA	95215	Hwy 120 Hwy
62	002-032-010	Willms Family Partnership	6601	Stanley Rd	Stockton	CA	95215	Hwy 120 Hwy
63	011-013-001	Willms Ranch Llc	11707	Blue Oak Dr	Oakdale	CA	95361	Willms Rd
64	011-013-009	Willms Ranch Llc	11707	Blue Oak Dr	Oakdale	CA	95361	Willms Rd
65	011-013-011	Willms Ranch Llc	11707	Blue Oak Dr	Oakdale	CA	95361	14901 Willms Rd
66	011-013-006	Willms Ranch Llc	11707	Blue Oak Dr	Oakdale	CA	95361	Willms Rd

**WILLMS RANCH**  
**PLN2006-10163**  
**APN: 011-013-001; 006; 009; & 011**



**LANDOWNER NOTIFICATION AREA**

**OCTOBER 24, 2012**

0 4,150 8,300 Feet

