

STANISLAUS COUNTY PLANNING COMMISSION

March 19, 2015

STAFF REPORT

VESTING TENTATIVE PARCEL MAP APPLICATION NO. PLN2014-0014 YAMAMOTO

REQUEST: TO DIVIDE A 145± ACRE PARCEL INTO ONE 45± ACRE PARCEL AND A 100± ACRE REMAINDER PARCEL.

APPLICATION INFORMATION

Property Owner:	Michael R Lara (Trustee of Michael R Lara 2013 Living Trust) and Bobby & Karen Yamamoto;
Applicant:	Jason Yamamoto
Agent:	Jim Freitas, Associated Engineering
Location:	7712 Hwy 33, on the north side of Highway 33, between E. Hamilton and W. Grayson Roads in the Westley area.
Section, Township, Range:	21 & 28, 4S, 7E
Supervisorial District:	Five (Supervisor DeMartini)
Assessor's Parcel:	016-024-015
Referrals:	See Exhibit F Environmental Review Referrals
Area of Parcel(s):	Parcel 1: 45.00± acres Remainder Parcel: 100.00± acres
Water Supply:	Well
Sewage Disposal:	Septic System
Existing Zoning:	A-2-40 (General Agriculture)
General Plan Designation:	Agriculture
Sphere of Influence:	Not Applicable
Community Plan Designation:	Not Applicable
Williamson Act Contract No.:	76-2233
Environmental Review:	Negative Declaration
Present Land Use:	Row crops and one single family dwelling on proposed parcel 1
Surrounding Land Use:	Almond orchards to the east and row crops to the north, south, and west

RECOMMENDATION

Staff recommends the Planning Commission approve this request based on the discussion below and on the whole of the record provided to the County. If the Planning Commission decides to approve the project, Exhibit A provides an overview of all of the findings required for project approval which include parcel map findings.

PROJECT DESCRIPTION

The project is a request to divide a 145± acre parcel (148.6 acres gross) into one 45± acre parcel (46.1 acres gross) and a 100± acre remainder parcel (102.5 acres gross). The project site is currently, and will remain, enrolled in Williamson Act Contract No. 76-2233. Vehicular access to the property, from E. Hamilton Road, will be provided by an existing 30-foot wide access easement.

SITE DESCRIPTION

The project site is located at 7712 Highway 33, on the north east side of Highway 33, between E. Hamilton and W. Grayson Roads in the Westley area. The project site is flat, improved with three buildings (one single-family dwelling, a detached garage, and a barn), and planted in row crops. The proposed parcels will remain in agricultural use.

Surrounding land uses include almond orchards to the east and row crops to the north, south, and west.

West Stanislaus Irrigation District Lateral No. 2 is located along the north eastern property line and Lateral 3A is located along the south western boundary. The Union Pacific Railroad is located southwest of Lateral 3A, but north east of Highway 33.

ISSUES

No significant issues have been identified during the review of this application. Standard conditions of approval are being proposed for the project.

GENERAL PLAN CONSISTENCY

The site is currently designated Agriculture in the Stanislaus County General Plan and this designation is consistent with the site's A-2-40 (General Agriculture) zoning district. The Agriculture designation recognizes the value and importance of agriculture by acting to preclude incompatible urban development within agricultural areas and, as such, should generally be zoned with 40 to 160 acre minimum parcel sizes.

The project site is currently enrolled in Williamson Act Contract No. 76-2233. In accordance with both local and state Williamson Act provisions, lands are presumed to be too small to sustain their agricultural use if the lands are less than 40 acres in size in the case of non-prime agricultural land; 10 acres in size in the case of prime agricultural land; or the subdivision will result in residential development not incidental to the commercial agricultural use of the land. In this case, all proposed parcels are 40 acres or more in size and the site is considered prime farmland.

The project site is currently in agricultural production and is comprised of irrigated row crops. Stanislaus County General Plan Agricultural Element Policy 2.8 specifies that the subdivision of agricultural land consisting of non-irrigated farmland, non-irrigated grazing land, or land enrolled in a Williamson Act contract, into parcels of less than 160 acres in size shall be allowed provided a "no build" restriction on the construction of any residential development on newly created parcel(s) is observed until one or both of the following criteria is met:

- 90% or more of the parcel shall be in production agriculture use with its own on-site irrigation infrastructure and water rights to independently irrigate. For land which is not irrigated by surface water, on-site irrigation infrastructure may include a self-contained drip or sprinkler irrigation system. Shared off-site infrastructure for drip or sprinkler irrigation systems, such

as well pumps and filters, may be allowed provided recorded long-term maintenance agreements and irrevocable access easements to the infrastructure are in place.

- Use of the parcel includes a confined animal facility (such as a commercial dairy, cattle feedlot, or poultry operation) or a commercial aquaculture operation.

Production agriculture is defined as agriculture for the purpose of producing any and all plant and animal commodities for commercial purposes. In this case, 90% of each of the proposed parcels is being used for production agriculture.

Irrigation water is currently provided to the site by the West Stanislaus Irrigation District Lateral 3A running along the western boundary line of Proposed Parcel 1 and Remainder Parcel 2. The applicant has provided a tentative proposal regarding irrigation easements that will allow each parcel the ability to irrigate independently via an existing irrigation pipeline and proposed private easement on the remainder parcel.

The Early Consultation and 30-day referral/Initial Study was sent to the Department of Conservation (DOC) for review regarding the Williamson Act. DOC's response stated that, if the Board of Supervisors finds that there is a substantial reason to subdivide the properties pursuant to the Subdivision Map Act and Williamson Act, then it is advisable that the existing contract be rescinded and a new contract be entered for each newly created parcel per Government Code §51254. Staff has noted the DOC's recommendation; however, because no new acreage will be added or taken away from the existing contract, Staff feels a rescission/re-entry for each newly created parcel is not warranted in this instance.

ZONING & SUBDIVISION ORDINANCE CONSISTENCY

The site is currently zoned A-2-40 which requires a minimum lot size of 40 acres for the creation of new parcels. The proposed parcels meet the minimum parcel size requirement and will have legal and physical access to a County-maintained road (E. Hamilton Road) via an ingress/egress access easement agreement with the adjacent property owner (APN 016-024-011).

The current zoning will allow for up to two single-family dwellings on each of the proposed parcels. There is currently one single-family dwelling on the existing parcel (within Proposed Parcel 1).

In accordance with the Williamson Act, proposed parcels will be restricted by zoning to on-site residential development which is incidental to the agricultural use of the land and will not diminish the agricultural production. The Planning Department has instituted a process by which all building permit applications submitted for any new structures (including new single-family dwellings) on Williamson Act properties must be accompanied by a signed Landowner Statement that verifies compatibility with the Williamson Act contract. The Landowner Statement further acknowledges that, pursuant to AB 1492, severe penalties may arise should the County or the Department of Conservation (DOC) determine in the future that the structure(s) is/are in material breach of the contract.

ENVIRONMENTAL REVIEW

Pursuant to the California Environmental Quality Act (CEQA), the proposed project was circulated to all interested parties and responsible agencies for review and no significant issues were raised. (See Exhibit F - *Environmental Review Referrals*.) A Negative Declaration has been prepared for approval as the project will not have a significant effect on the environment. (See Exhibit E - *Negative Declaration*.)

Note: Pursuant to California Fish and Game Code Section 711.4, all project applicants subject to the California Environmental Quality Act (CEQA) shall pay a filing fee for each project; therefore, the applicant will further be required to pay **\$2,267.00** for the California Department of Fish and Wildlife (formerly the Department of Fish and Game) and the Clerk Recorder filing fees. The attached Conditions of Approval ensure that this will occur.

Contact Person: Juan Gonzalez, Associate Planner, (209) 525-6330

Attachments:

- Exhibit A - Findings and Actions Required for Project Approval
- Exhibit B - Maps
- Exhibit C - Conditions of Approval
- Exhibit D - Initial Study
- Exhibit E - Negative Declaration
- Exhibit F - Environmental Review Referrals

Exhibit A
Findings and Actions Required for Project Approval

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, 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 pursuant to Public Resources Code Section 21152 and CEQA Guidelines Section 15075.
3. Find that:
 - (a) The proposed map is consistent with applicable general and community plans as specified in Section 65451;
 - (b) The design or improvement of the proposed Parcel Map is consistent with applicable general and specific plans;
 - (c) The site is physically suitable for the type of development;
 - (d) The site is physically suitable for the proposed density of development;
 - (e) The design of the Parcel Map or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;
 - (f) The design of the Parcel Map or type of improvements are not likely to cause serious public health problems;
 - (g) The design of the Parcel Map or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided and that these will be substantially equivalent to ones previously acquired by the public;
 - (h) The proposed parcel map is consistent with the restrictions and conditions of the existing Williamson Act contract(s);
 - (i) The proposed parcels are of a size suitable to sustain agricultural uses;
 - (j) The proposed parcel map will not result in residential development not incidental to the commercial agricultural use of the land; and
4. Approve Vesting Tentative Parcel Map Application No. PLN2014-0014 – Yamamoto, subject to the attached conditions of approval.

**PM PLN2014-0014
YAMAMOTO
AREA MAP**

6



SITE →

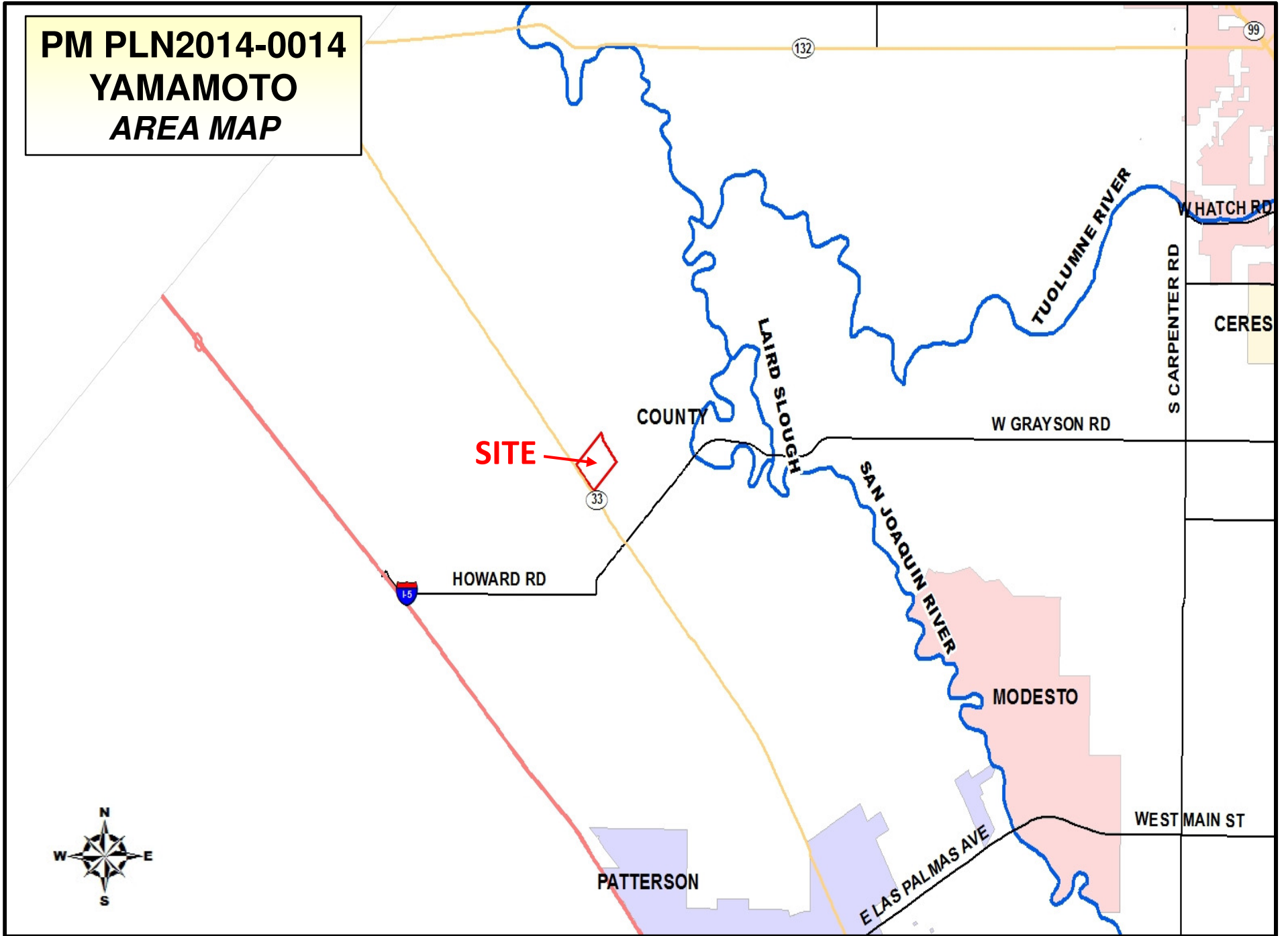
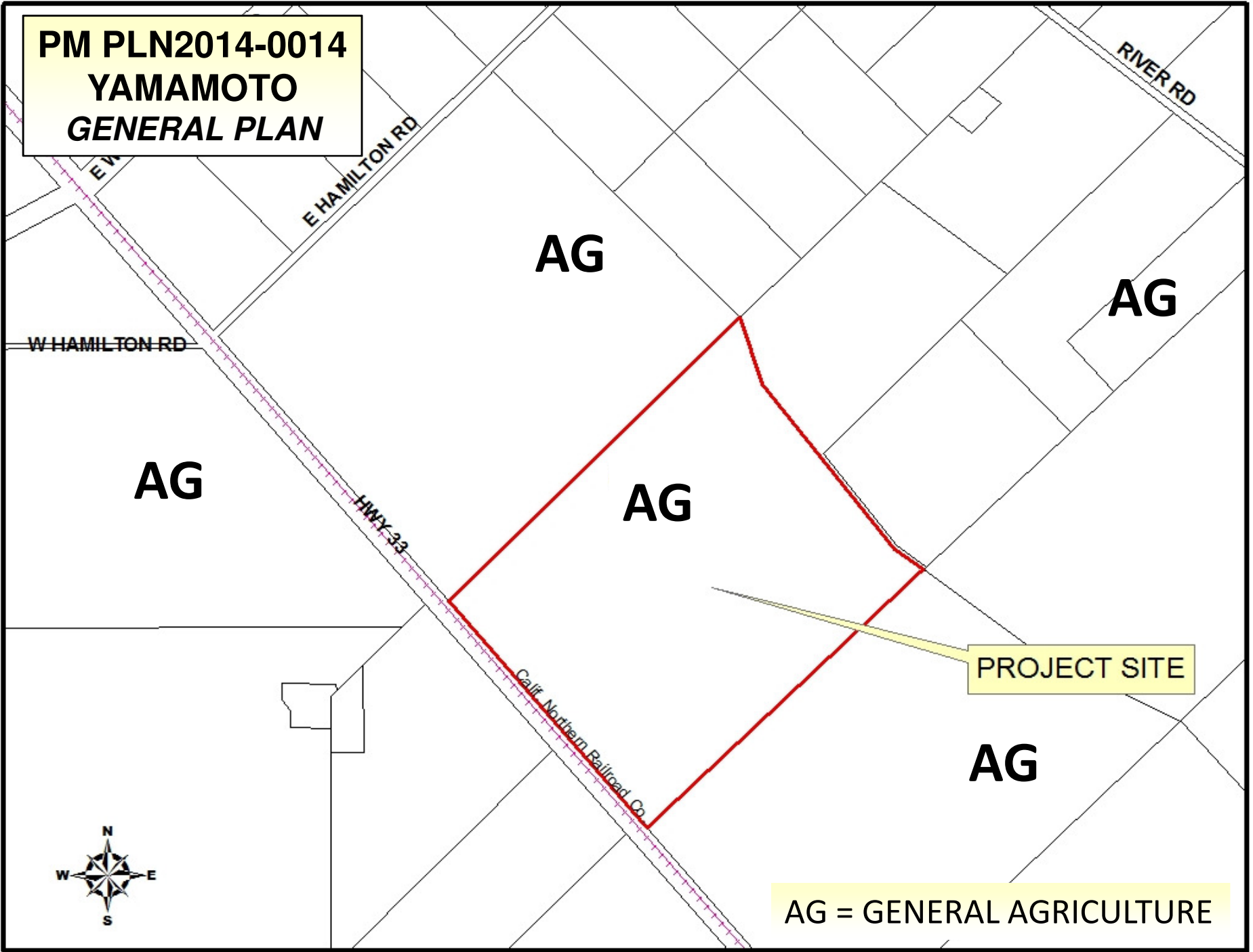


EXHIBIT B

**PM PLN2014-0014
YAMAMOTO
GENERAL PLAN**



**PM PLN2014-0014
YAMAMOTO
ZONING**

A-2-40

A-2-40

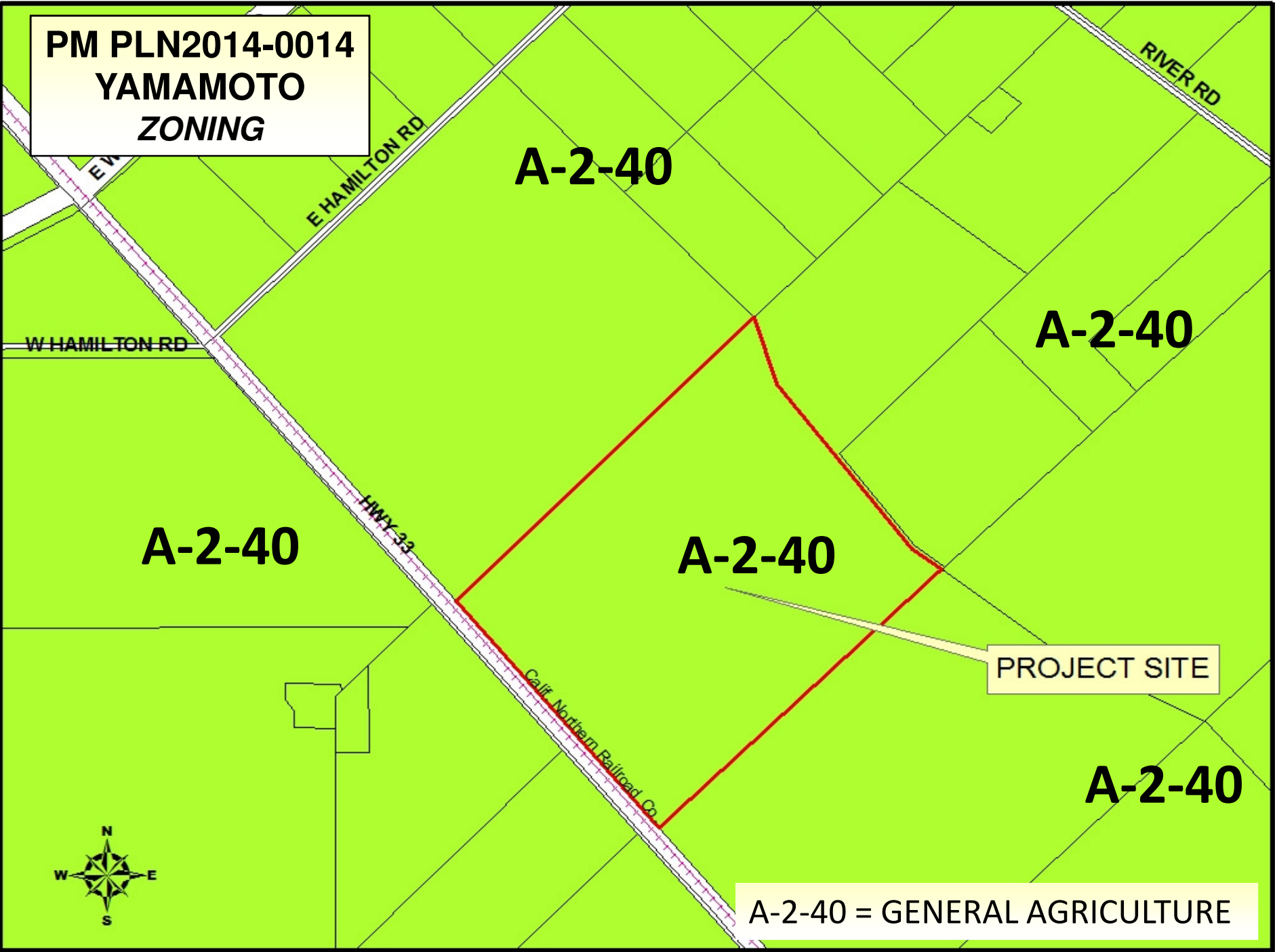
A-2-40

A-2-40

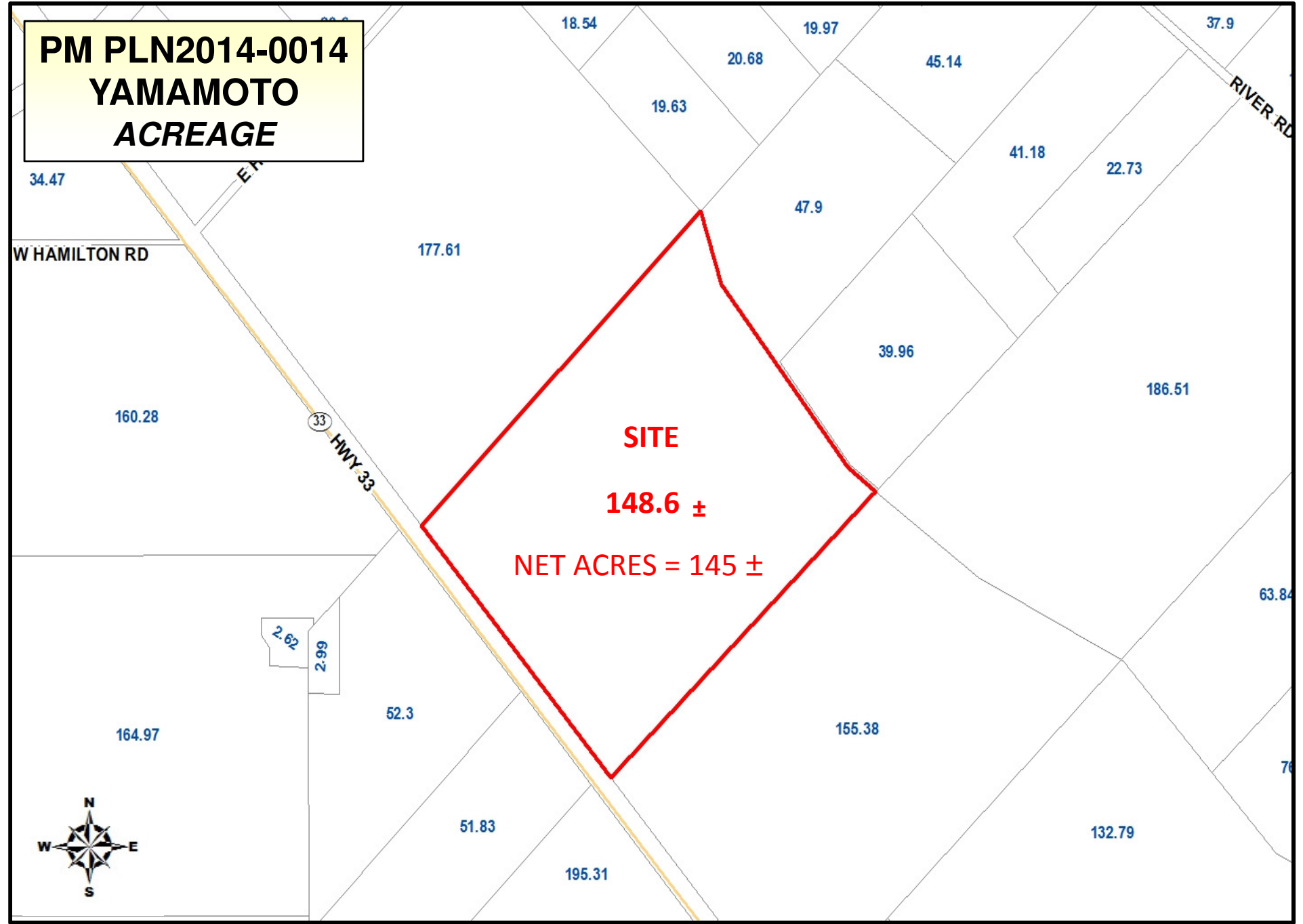
PROJECT SITE

A-2-40

A-2-40 = GENERAL AGRICULTURE



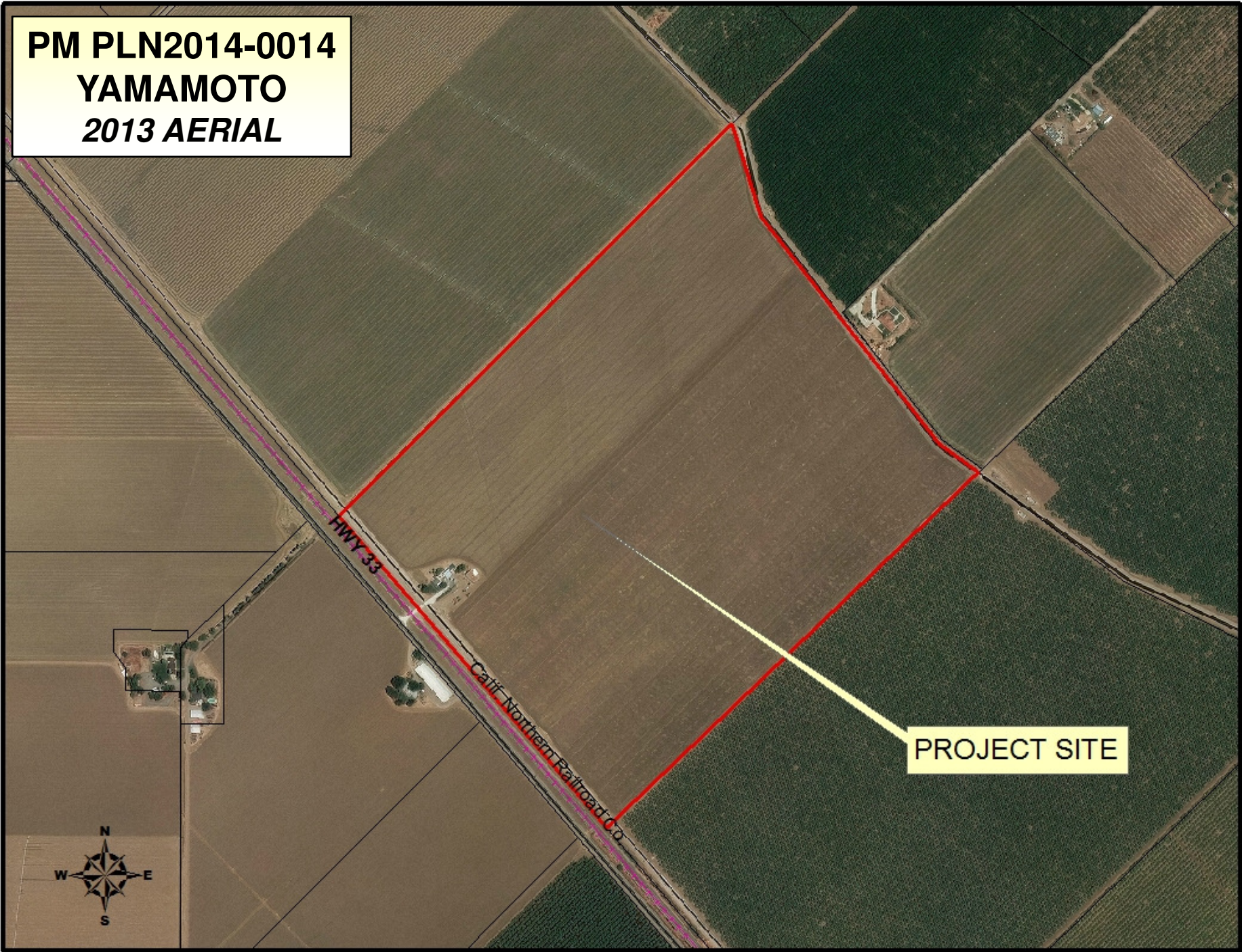
**PM PLN2014-0014
YAMAMOTO
ACREAGE**



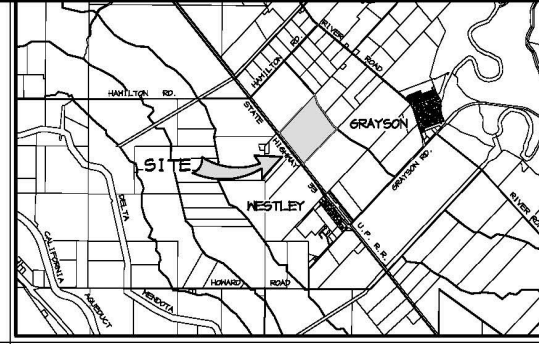
9

EXHIBIT B-3

**PM PLN2014-0014
YAMAMOTO
2013 AERIAL**



PM PLN2014-0014 YAMAMOTO TENTATIVE MAP



VICINITY MAP
NO SCALE

OWNER:

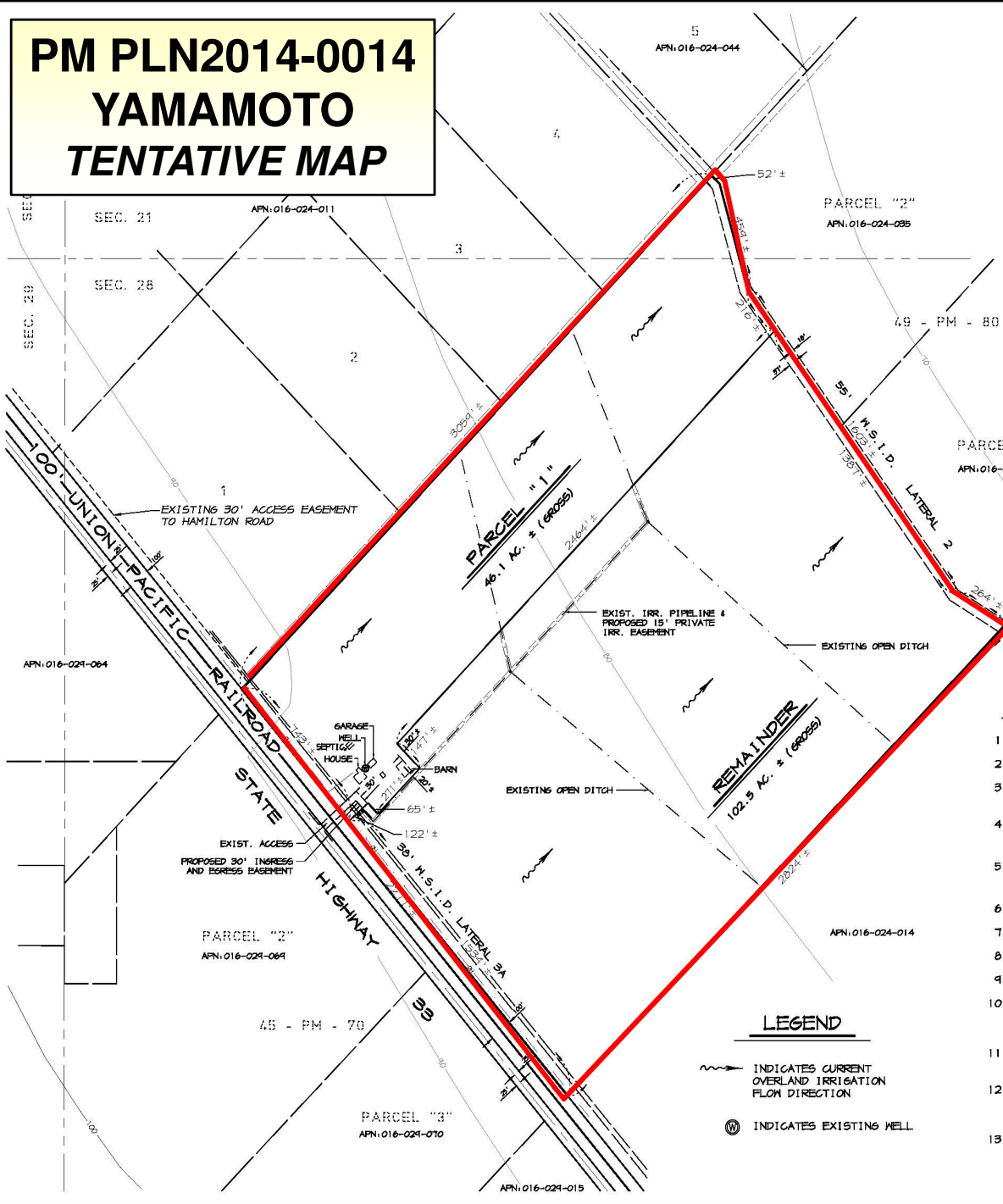
MICHAEL R LARA 2013 LIVING TRUST
AND
BOBBY & KAREN YAMAMOTO
C/O: JASON YAMAMOTO
P.O. BOX 55
WESTLEY, CA 95387-055

GENERAL NOTES

1. ASSESSOR'S PARCEL NUMBER(S): 016-024-015
2. PRESENT ZONING: A-2-40 (AGRICULTURE)
3. SITE SUMMARY: TOTAL PROJECT SITE = 148.6 +/- ACRES, BEING DIVIDED INTO A 46.1 ACRE +/- PARCEL AND A 102.5 ACRE +/- REMAINDER.
4. ALL REQUIRED IMPROVEMENTS (IF ANY) SHALL BE CONSTRUCTED AS PER THE COUNTY OF STANISLAUS STANDARD SPECIFICATIONS.
5. THE SUBJECT PARCEL IS RESTRICTED BY WILLIAMSON ACT CONTRACT NO. - 1476-2233
6. WATER SUPPLY: PRIVATE DOMESTIC WELL
7. SANITARY SEWER DISPOSAL: PRIVATE SEPTIC SYSTEM
8. STORM DRAINAGE: NO POSITIVE SYSTEM
9. IRRIGATION: WEST STANISLAUS IRRIGATION DISTRICT
10. SITE CURRENTLY CONSISTS OF LEVEL ROW CROPS. PARCELS ARE CONFIGURED SO THAT THEY IRRIGATE & DRAIN UTILIZING EXISTING IRRIGATION AND DRAINAGE FACILITIES.
11. THIS PROJECT IS RELATIVELY FLAT, SLOPING BETWEEN THE 85 AND 75 FOOT ELEVATION CONTOURS AS SHOWN ON US66 MAPS.
12. SUBJECT PARCEL IS LOCATED IN ZONE "X", OF THE FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY-PANEL NUMBER 06094C 0515 E.
13. THE PROPERTY LINE DISTANCES, BEARINGS, AND ALL OTHER DIMENSIONS SHOWN ON THIS MAP ARE TAKEN FROM DEEDS, ASSESSOR'S MAPS, OR BOTH, AND PRELIMINARY FIELD OBSERVATIONS BY OFFICE PERSONNEL AND DO NOT REFLECT AN ACTUAL FIELD SURVEY.

LEGEND

- INDICATES CURRENT OVERLAND IRRIGATION FLOW DIRECTION
- INDICATES EXISTING WELL



REVISION	DATE	DESCRIPTION	BY

ASSOCIATED ENGINEERING GROUP

4206 TECHNOLOGY DRIVE, SUITE 4, MODESTO, CA 95356
PHONE: (209) 545-3390 FAX: (209) 545-3975 www.aesgroup.com

VESTING TENTATIVE PARCEL MAP

BEING A DIVISION OF A PORTION OF PROTRACTED SECTIONS 21 & 28 TOWNSHIP 4 SOUTH, RANGE 7 EAST, MOUNT DIABLO MERIDIAN STANISLAUS COUNTY CALIFORNIA

DRAWN BY: J.A.O.
DATE: 01/29/15
SCALE: 1"=300'
DWG: 455-TPM
CHECKED:
JOB #: 455-13
SHEET
OF 1

EXHIBIT B-5

CONDITIONS OF APPROVAL

VESTING TENTATIVE PARCEL MAP APPLICATION NO. PLN2014-0014 YAMAMOTO

Department of Planning and Community Development

1. Pursuant to Section 711.4 of the California Fish and Game Code (effective January 1, 2014), the applicant is required to pay a California Department of Fish and Wildlife (formerly the Department of Fish and Game) fee at the time of filing a "Notice of Determination." Within five (5) days of approval of this project by the Planning Commission or Board of Supervisors, the applicant shall submit to the Department of Planning and Community Development a check for **\$2,267.00**, made payable to **Stanislaus County**, for the payment of California Department of Fish and Wildlife and Clerk Recorder filing fees.

Pursuant to Section 711.4 (e) (3) of the California Fish and Game Code, no project shall be operative, vested, or final, nor shall local government permits for the project be valid, until the filing fees required pursuant to this section are paid.

2. Developer shall pay all Public Facilities Impact Fees and Fire Facilities Fees as adopted by Resolution of the Board of Supervisors. The fees shall be payable at the time of issuance of a building permit for any construction in the development project and shall be based on the rates in effect at the time of building permit issuance.
3. The applicant/owner is required to defend, indemnify, or hold harmless the County, its officers, and employees from any claim, action, or proceedings against the County to set aside the approval of the project which is brought within the applicable statute of limitations. The County shall promptly notify the applicant of any claim, action, or proceeding to set aside the approval and shall cooperate fully in the defense.
4. During any future construction phases of the project, if any human remains, significant or potentially unique, are found, all construction activities in the area shall cease until a qualified archaeologist can be consulted. Construction activities shall not resume in the area until an on-site archaeological mitigation program has been approved by a qualified archeologist.
5. Pursuant to Section 404 of the Clean Water Act, prior to construction, the developer shall be responsible for contacting the US Army Corps of Engineers to determine if any "wetlands," "waters of the United States," or other areas under the jurisdiction of the Corps of Engineers are present on the project site, and shall be responsible for obtaining all appropriate permits or authorizations from the Corps, including all necessary water quality certifications, if necessary.
6. Any construction resulting from this project shall comply with standardized dust controls adopted by the San Joaquin Valley Air Pollution Control District (SJVAPCD) and may be subject to additional regulations/permits, as determined by the SJVAPCD.
7. Pursuant to Sections 1600 and 1603 of the California Fish and Game Code, prior to construction, the developer shall be responsible for contacting the California Department of

Fish and Wildlife (formerly the Department of Fish and Game) and shall be responsible for obtaining all appropriate stream-bed alteration agreements, permits, or authorizations, if necessary.

8. The Department of Planning and Community Development shall record a Notice of Administrative Conditions and Restrictions with the County Recorder's Office within 30 days of project approval. The Notice includes: Conditions of Approval/Development Standards and Schedule; any adopted Mitigation Measures; and a project area map.
9. Pursuant to the federal and state Endangered Species Acts, prior to construction, the developer shall be responsible for contacting the US Fish and Wildlife Service and the California Department of Fish and Wildlife (formerly the Department of Fish and Game) to determine if any special status plant or animal species are present on the project site, and shall be responsible for obtaining all appropriate permits or authorizations from these agencies, if necessary.
10. Pursuant to State Water Resources Control Board Order 99-08-DWQ and National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000002, prior to construction, the developer shall be responsible for contacting the California Regional Water Quality Control Board to determine if a "Notice of Intent" is necessary, and shall prepare all appropriate documentation, including a Storm Water Pollution Prevention Plan (SWPPP). Once complete, and prior to construction, a copy of the SWPPP shall be submitted to the Stanislaus County Department of Public Works.
11. The recorded parcel map shall contain the following statement:

All persons purchasing lots within the boundaries of this approved map should be prepared to accept the inconveniences associated with the agricultural operations, such as noise, odors, flies, dust, or fumes. Stanislaus County has determined that such inconveniences shall not be considered to be a nuisance if agricultural operations are consistent with accepted customs and standards.
12. Prior to the issuance of building permits for a dwelling, the owner/developer shall pay a fee of \$339.00 per dwelling to the County Sheriff's Department.

Department of Public Works

13. The recorded parcel map shall be prepared by a licensed land surveyor or a registered civil engineer licensed to practice land surveying.
14. All structures not shown on the tentative parcel map shall be removed prior to the parcel map being recorded.
15. The new parcels shall be surveyed and fully monumented prior to the recording of the final map.
16. All access easements shall be labeled as private access easements on the map. Please clearly label all access easements.
17. Prior to the final parcel map being recorded, a Road Maintenance Agreement shall be executed and recorded or a Homeowner's Association shall be formed. The necessary

documents shall be recorded and specify that maintenance of all private access easements and/or roads will be the sole responsibility of the property owners. A copy of the recorded Road Maintenance Agreement or Homeowner's Association shall be provided to the Department of Public Works and the Department of Planning and Community Development for review and approval prior to the recordation of the map.

Department of Environmental Resources

18. Each parcel shall have an approved independent water supply (if not provided by public water service). Prior to the issuance of a building permit, each parcel shall have its own well. A drilling permit shall be obtained from the Department of Environmental Resources (Stanislaus County Policy and State Model Well Standards Ordinance).
19. The existing septic system(s) is/are to be contained within the proposed parcel 1 boundaries as per the required Department setback standards.

*Please note: If Conditions of Approval/Development Standards are amended by the Planning Commission or Board of Supervisors, such amendments will be noted in the upper right-hand corner of the Conditions of Approval/Development Standards; new wording is in **bold**, and deleted wording will have a ~~line through it~~.*



Stanislaus County

Planning and Community Development

1010 10th 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:** Vesting Tentative Parcel Map Application No. PLN2014-0014 - Yamamoto.
2. **Lead agency name and address:** Stanislaus County Planning and Community Development Department
1010 10th Street, Suite 3400
Modesto, CA 95354
3. **Contact person and phone number:** Juan Gonzalez, Associate Planner
(209) 525-6330
4. **Project location:** 7712 Highway 33 on the north side of Highway 33, between E. Hamilton and W. Grayson Roads, in the Westley Area.
APN: 016-024-015
5. **Project sponsor's name and address:** Jim Freitas
Associated Engineering Group
4206 Technology Drive, Suite 4
Modesto, CA 95356
6. **General Plan designation:** Agriculture
7. **Zoning:** A-2-40 (General Agriculture)
8. **Description of project:**
Request to divide a 145± acre parcel into one 45± acre parcel and a 100± acre remainder parcel. Vehicular access to the property from East Hamilton Road will be provided by an access easement agreement.
9. **Surrounding land uses and setting:** Row crops to the west; row crops to the north; row crops to the east; row crops to the south.
10. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):** Department of Public Works
Department of Environmental Resources
Del Puerto Water District
West Stanislaus Fire Protection District

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.

- Aesthetics
- Agriculture & Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology /Soils
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology / Water Quality
- Land Use / Planning
- Mineral Resources
- Noise
- Population / Housing
- Public Services
- Recreation
- Transportation/Traffic
- Utilities / Service Systems
- 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.

Juan Gonzalez, Associate Planner
Prepared By

January 30, 2015
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>Discussion: Per Stanislaus County's General Plan Conservation Element, the site itself is not considered to be a scenic resource or a unique scenic vista. This project consists of the subdivision of land from one parcel to two parcels and therefore, will not have the potential to degrade the visual character or quality of the site and its surrounding area, nor cause any new substantial light or glare.</p>				
<p>Mitigation: None.</p>				
<p>References: Application information and the Stanislaus County General Plan and Support Documentation¹.</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 currently enrolled in Williamson Act Contract No. 1976-2233. Under the Williamson Act, lands are presumed to be too small to sustain their agricultural use if the lands are less than 40 acres in size in the case of non-prime agricultural land, 10 acres in size in the case of prime agricultural land, or the subdivision will result in residential development not incidental to the commercial agricultural use of the land. In this case, the proposed parcels will be 40 acres or greater in size and will remain in agricultural production. This project will not conflict with any bonafide agricultural activities in the area and/or lands enrolled in the Williamson Act. The proposed parcels will be restricted by the General Agriculture (A-2) zoning district and AB 1492.

An Early Consultation referral was sent to the Department of Conservation (DOC) regarding this project. DOC's response stated that, if the Board of Supervisors finds that there is a substantial reason to subdivide the properties pursuant to the Subdivision Map Act and Williamson Act, then it is advisable that the existing contract be rescinded and a new contract be entered for each newly created parcel per Government Code §51254. The subject property is currently under one Williamson Act contract and staff has determined there is no need to conduct a rescission and reentry as the acreage will not increase nor include land under a different Williamson Act Contract.

The project site is designated Prime Farmland by the California State Department of Conservation Farmland Mapping and Monitoring Program.

This project will have no impact to forest land or timberland.

Mitigation: None.

References: Referral response from the California Department of Conservation dated February 26, 2014; Stanislaus County Agricultural Element¹; Stanislaus County Zoning Ordinance; California State Department of Conservation Farmland Mapping and Monitoring Program - Stanislaus County Farmland 2006; and the Stanislaus County General Plan and Support Documentation¹.

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. An Early Consultation referral was sent to the District regarding this project and no response was 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 Documentation¹.

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: The project site is primarily used as a row crop farming operation. The California Natural Diversity Database indicates the project site is not within designated critical habitat for any known species, nor is there any suitable vernal pool habitat remaining on site. Parcelization of the site, as proposed, will not result in any direct or indirect impacts to endangered species or habitats, locally designated species, or wildlife dispersal and mitigation corridors.

Mitigation: None.

References: California Department of Fish and Wildlife (formerly the Department of Fish and Game) California Natural Diversity Database and the Stanislaus County General Plan and Support Documentation¹.

V. CULTURAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
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	

Discussion: The Central California Information Center (CCIC) was consulted with regard to archaeological or cultural resources existing on this property. Their response indicated that the project area has a high sensitivity for the possible discovery of historical resources, including prehistoric and historic buildings and structures at least 62 years in age (or older). Should any development be proposed in the future, the CCIC recommends an archaeological survey be conducted; however, because no development is being proposed as part of this request, and because development is limited to structures that are accessory and incidental to the agricultural use of the property, planning staff believes that the potential for substantial adverse changes to cultural resources is less than significant. Standard conditions of approval regarding cultural resources will be applied to the project.

Mitigation: None.

References: Central California Information Center (CCIC) Report dated January 7, 2014, and the Stanislaus County General Plan and Support Documentation¹.

VI. GEOLOGY AND SOILS -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				X
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.				X
ii) Strong seismic ground shaking?				X
iii) Seismic-related ground failure, including liquefaction?				X
iv) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?				X
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				X
d) Be located on expansive soil 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
<p>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 California Building Code, all of Stanislaus County is located within a geologic hazard zone (Seismic Design Category D, E, or F) and a soils test may be required as part of the building permit process. 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. Although no construction is being proposed as part of this parcel map, any structures constructed in the future on these new parcels shall 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 addition of a septic tank or alternative waste water disposal system would require the approval of the Department of Environmental Resources (DER) through the building permit process, which also takes soil type into consideration within the specific design requirements.</p>				
<p>Mitigation: None.</p>				
<p>References: California Building Code and the Stanislaus County General Plan and Support Documentation - Safety Element¹.</p>				

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	
<p>Discussion: The proposed project will not generate greenhouses 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.</p>				
<p>Mitigation: None.</p>				
<p>References: Stanislaus County General Plan and Support Documentation¹.</p>				
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

<p>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?</p>				X
<p>Discussion: No known hazardous materials are on site. Pesticide exposure is a risk in agricultural areas. Sources of exposure include contaminated groundwater, which is consumed, and drift from spray applications. Application of sprays is strictly controlled by the Agricultural Commissioner and can only be accomplished after first obtaining permits. DER is responsible for overseeing hazardous materials in this area.</p>				
<p>Mitigation: None.</p>				
<p>References: Stanislaus County General Plan and Support Documentation¹.</p>				
<p>IX. HYDROLOGY AND WATER QUALITY -- Would the project:</p>	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
<p>a) Violate any water quality standards or waste discharge requirements?</p>				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>			X	
<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>				X
<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>				X
<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>			X	
<p>f) Otherwise substantially degrade water quality?</p>			X	
<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>				X
<p>h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?</p>				X
<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>				X

j) Inundation by seiche, tsunami, or mudflow?				X
<p>Discussion: Areas subject to flooding have been identified in accordance with the Federal Emergency Management Act. The project site itself is designated as "X - Outside 0.2 percent of Annual Chance Flood Hazard" flood zone and, as such, flooding is not an issue with respect to this project.</p>				
<p>Mitigation: None.</p>				
<p>References: Stanislaus County General Plan and Support Documentation¹. Federal Emergency Management Agency National Flood Insurance Program Flood Insurance Rate Map Panel 525 of 1075 (Map Number 06099C0525E), effective September 26, 2008.</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	

Discussion: As discussed above within Section II - Agriculture and Forest Resources, any use of the property must be compatible with the County's General Agriculture (A-2) zoning district which limits the property to agricultural uses and uses incidental and accessory to the on-site agricultural use of the property.

Mitigation: None.

References: Stanislaus County General Plan and Support Documentation¹.

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

Discussion: The location of all commercially viable mineral resources in Stanislaus County has been mapped by the State Division of Mines and Geology in Special Report 173. There are no known significant resources on the site.

Mitigation: None.

References: Stanislaus County General Plan and Support Documentation¹.

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
<p>Discussion: The proposed project will not result in any significant noise impacts. The agricultural use of the site will remain the same. No construction is proposed, but any construction as a result of this project is not expected to increase the area's ambient noise level. Any noise impacts associated with increased on-site activities and traffic is not anticipated to exceed the area's existing level of noise.</p>				
<p>Mitigation: None.</p>				
<p>References: Stanislaus County General Plan and Support Documentation¹.</p>				
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

<p>c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?</p>				<p>X</p>
<p>Discussion: This project does not propose any significant type of growth inducing features; therefore, adverse affects created by population growth should not occur. The proposed parcels will be restricted by the General Agriculture (A-2) zoning district and AB 1492 to on-site residential development which is incidental to the commercially viable agricultural use of the land and will not hamper the agricultural viability of the land.</p>				
<p>Mitigation: None.</p>				
<p>References: Stanislaus County General Plan and Support Documentation¹.</p>				
<p>XIV. PUBLIC SERVICES</p>	<p>Potentially Significant Impact</p>	<p>Less Than Significant With Mitigation Included</p>	<p>Less Than Significant Impact</p>	<p>No Impact</p>
<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>			<p>X</p>	
<p>Police protection?</p>			<p>X</p>	
<p>Schools?</p>			<p>X</p>	
<p>Parks?</p>			<p>X</p>	
<p>Other public facilities?</p>			<p>X</p>	
<p>Discussion: The County has adopted a standardized condition of approval requiring payment of all applicable Public Facilities Fees, including Fire Facility Fees on behalf of the appropriate fire district, to address impacts to public services. In addition, first year costs of the Sheriff's Department have been standardized based on studies conducted by the Sheriff's Department. Although no new structures are planned as a part of this project, these fees will be required upon issuance of any building permit and will be placed as conditions of approval for this project.</p>				
<p>Mitigation: None.</p>				
<p>References: Stanislaus County General Plan and Support Documentation¹.</p>				
<p>XV. RECREATION --</p>	<p>Potentially Significant Impact</p>	<p>Less Than Significant With Mitigation Included</p>	<p>Less Than Significant Impact</p>	<p>No Impact</p>
<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>				
			<p>X</p>	

<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>			<p>X</p>	
<p>Discussion: This project does not propose any dwellings at this time, therefore the project will not have any significant impacts to recreational facilities.</p>				
<p>Mitigation: None.</p>				
<p>References: Stanislaus County General Plan and Support Documentation¹.</p>				

XVI. TRANSPORTATION/TRAFFIC -- Would the project:

<p>XVI. TRANSPORTATION/TRAFFIC -- Would the project:</p>	<p>Potentially Significant Impact</p>	<p>Less Than Significant With Mitigation Included</p>	<p>Less Than Significant Impact</p>	<p>No Impact</p>
<p>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?</p>				<p>X</p>
<p>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?</p>				<p>X</p>
<p>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?</p>				<p>X</p>
<p>d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?</p>				<p>X</p>
<p>e) Result in inadequate emergency access?</p>				<p>X</p>
<p>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?</p>				<p>X</p>

Discussion: This project will not substantially increase traffic for this area. The applicant was able to secure an easement agreement with ingress/egress over the neighbor’s property - APN 016-024-011, which was approved by the County Public Works Department and County Counsel. Per the agreement, the proposed parcels will have ingress/egress access within an existing easement granted to the West Stanislaus Irrigation District. Such access easement runs from the proposed parcels to East Hamilton Road.

Public Works has recommended conditions of approval to meet county standards. These conditions include the following requirements: the recorded parcel map shall be prepared by a licensed land surveyor or a registered civil engineer licensed to practice land surveying; all structures not shown on the tentative parcel map shall be removed prior to the parcel map being recorded; the new parcels shall be surveyed and fully monumented prior to the recording of the final map; all access easements shall be labeled as private access easements on the map. Please clearly label all access easements prior to

the final parcel map being recorded, and a Road Maintenance Agreement shall be executed and recorded or a Homeowner’s Association shall be formed. The necessary documents shall be recorded and specify that maintenance of all private access easements and/or roads will be the sole responsibility of the property owners. A copy of the recorded Road Maintenance Agreement or Homeowner’s Association shall be provided to the Department of Public Works and the Department of Planning and Community Development for review and approval prior to recordation of the map.

Mitigation: None.

References: Referral response from the Stanislaus County Department of Public Works dated December 15, 2014, and Stanislaus County General Plan and Support Documentation¹.

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 waste water 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: No new wells and septic systems are proposed for the project. An existing single-family dwelling is on site. Should a new residence(s) be constructed, each parcel where a single-family dwelling(s) will be constructed will have individual wells and septic systems subject to DER approval.

Mitigation: None.

References: Stanislaus County General Plan and Support Documentation¹.

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
<p>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.</p>				

I:\Planning\Staff Reports\PM\2014\PM PLN2014-0014 - Yamamoto\CEQA-30-Day-Referral\IS.wpd

¹Stanislaus 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 August 28, 2012; **Circulation Element** and **Noise Element** adopted on April 18, 2006.

NEGATIVE DECLARATION

NAME OF PROJECT: Vesting Tentative Parcel Map Application No. PLN2014-0014
- Yamamoto

LOCATION OF PROJECT: 7712 Highway 33 on the north side of Highway 33, between E. Hamilton and W. Grayson Roads, in the Westley Area.
APN: 016-024-015

PROJECT DEVELOPERS: Jim Freitas
Associated Engineering
4206 Technology Drive, Suite 4
Modesto, CA 95356

DESCRIPTION OF PROJECT: Request to divide a 145± acre parcel into one 45± acre parcel and a 100± acre remainder parcel.

Based upon the Initial Study, dated **January 30, 2015**, 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: Juan Gonzalez, Associate Planner

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

SUMMARY OF RESPONSES FOR ENVIRONMENTAL REVIEW REFERRALS

PROJECT: VESTING TENTATIVE PARCEL MAP APPLICATION NO. PLN2014-0014 - YAMAMOTO

REFERRED TO:	RESPONDED			RESPONSE			MITIGATION MEASURES		CONDITIONS			
	2 WK	30 DAY	PUBLIC HEARING NOTICE	YES	NO	WILL NOT HAVE SIGNIFICANT IMPACT	MAY HAVE SIGNIFICANT IMPACT	NO COMMENT NON CEQA	YES	NO	YES	NO
CA DEPT OF CONSERVATION: Land Resources (cert.)	X	X	X	X							X	
CA DEPT OF FISH & WILDLIFE	X	X	X		X							
CA DEPT OF TRANSPORTATION DIST 10	X	X	X		X			X		X		X
CA OPR STATE CLEARINGHOUSE	X	X	X	X				X		X		X
CA RWQCB CENTRAL VALLEY REGION	X	X	X	X				X		X		X
COOPERATIVE EXTENSION	X	X			X							
FIRE PROTECTION DIST: WEST STANISLAUS	X	X	X		X							
IRRIGATION DISTRICT: WEST STANISLAUS	X	X	X	X				X				X
MODESTO REGIONAL FIRE AUTHORITY												
MOSQUITO DISTRICT: TURLOCK	X	X	X		X							
MT VALLEY EMERGENCY MEDICAL	X	X	X		X							
PACIFIC GAS & ELECTRIC	X	X	X		X							
SAN JOAQUIN VALLEY APCD	X	X	X	X								X
SCHOOL DISTRICT 1: PATTERSON	X	X	X		X							
SCHOOL DISTRICT 2:	X	X	X		X							
STAN CO AG COMMISSIONER	X	X			X							
STAN CO BUILDING PERMITS DIVISION	X	X		X				X		X		X
STAN CO CEO	X	X			X							
STAN CO DER	X	X		X				X		X		X
STAN CO ERC	X	X		X				X		X		X
STAN CO FARM BUREAU	X	X	X		X							
STAN CO HAZARDOUS MATERIALS	X	X			X							
STAN CO PUBLIC WORKS	X	X		X							X	
STAN CO SHERIFF	X	X			X							
STAN CO SUPERVISOR DIST 3: DEMARTINI	X	X			X							
STAN COUNTY COUNSEL	X	X			X							
STANISLAUS FIRE PREVENTION BUREAU		X			X							
STANISLAUS LAFCO	X	X	X		X							
SURROUNDING LAND OWNERS			X		X							
TELEPHONE COMPANY: AT&T	X	X	X		X							
US ARMY CORPS OF ENGINEERS	X	X	X		X							
US FISH & WILDLIFE	X	X	X		X							
USDA NRCS	X	X	X		X							