

STANISLAUS COUNTY PLANNING COMMISSION

September 15, 2016

STAFF REPORT

VESTING TENTATIVE SUBDIVISION MAP APPLICATION NO. PLN2015-0101 KEYES 19 NORTH

REQUEST: TO SUBDIVIDE FOUR PARCELS TOTALING 13.2 +/- ACRES INTO 64 SINGLE-FAMILY RESIDENTIAL LOTS OF AT LEAST 5,000 SQUARE FEET.

APPLICATION INFORMATION

Applicant:	C Valley Properties LLC & KD Land & Cattle Investments, LLC
Property owners:	Donald L & Martha M Christopher, Vernon D. Christopher & Daniel R. Christopher
Agent:	Matt Vinson, O'Dell Engineering.
Location:	4713, 4805, and 4707 Norma Way, between Lucinda Avenue and Norma Way, in the Community of Keyes.
Section, Township, Range:	30-4-10
Supervisorial District:	Two (Supervisor Chiesa)
Assessor's Parcel:	045-021-008, 045-021-024, 045-021-023, 045-021-003.
Referrals:	See Exhibit G Environmental Review Referrals
Area of Parcel(s):	13.2± acres
Water Supply:	Public
Sewage Disposal:	Public
Existing Zoning:	R-1 US (Single-Family Residential Urban Services)
General Plan Designation:	Low-Density Residential
Community Plan Designation:	Medium – High Density Residential
Sphere of Influence:	N/A
Williamson Act Contract No.:	N/A
Environmental Review:	Mitigated Negative Declaration
Present Land Use:	The project site currently consists of a combination of vacant and improved land, a total of four single-family dwellings and four accessory buildings.
Surrounding Land Use:	Single-family residential development surrounds the project site to the north, south, and east, Hatch Park is located to the west of the project site.

RECOMMENDATION

Staff recommends the Planning Commission approve the application 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 the findings required for project approval.

PROJECT DESCRIPTION

This is a request to subdivide four parcels of 13.2± acres to create 64 single-family residential lots of at least 5,000± square feet (See Exhibit B – *Maps, Vesting Tentative Map, and Keyes Community Plan Map*). Additionally, the vesting tentative subdivision map proposes: (1) to be served by the Keyes Community Service District for both water and sewer services, (2) the extension of Stella Avenue, Cora Way and Norma Way, (3) the development a 0.79± acre dual use storm drain basin, (4) expansion of Hatch Park, and (5) creation of a .23± acre remainder parcel.

The development will also install curb, gutter, sidewalks, and incorporate a tree planting plan along all street frontages. Stormwater management will consist of gravity fed conveyance to a storm drain basin. The remainder parcel will be utilized to allow connection of the development to the existing sewer line, as well as serve as an irrevocable public utility easement and ingress/egress access for adjacent parcels.

SITE DESCRIPTION

The site is located 4713, 4805 & 4707 Norma Way, between Lucinda Avenue and Norma Way, in the community of Keyes (See Exhibit B – *Maps, Vesting Tentative Map, and Keyes Community Plan Map*). The project site currently consists of four single-family residences among the four parcels included in the project site. The site also features various accessory buildings and the remaining land is vacant. The project site is surrounded in all directions by single-family residential development. On the westerly portion of the project site, the site abuts County maintained Hatch Park.

ISSUES

The following discussion provides an evaluation of issues identified during the review of this application:

California Department of Transportation (CalTrans)

The proposed project was referred to CalTrans for review and comment. CalTrans initially responded that the project would need to contribute towards its fair share of future signal improvements for State Route 99 and Keyes Road ramp intersections. They further commented that the County should be responsible for implementing and assessing the mitigation to address the potential traffic impacts. Staff addressed this issue during the environmental review of this project and is proposing the adoption of mitigation measures establishing a fair share contribution for traffic mitigation for State Route 99 and Keyes Road ramp intersections. The fair share of \$270.17 per lot, adjusted for inflation, would be collected at the time of issuance of each residential building permit. Caltrans commented subsequently, during the 30-day referral period, that a traffic impact analysis is required to determine the extent of future improvements needed at the Keyes Road overpass and intersections.

In spite of Caltrans amending its position, the project is considered to be an in-fill project that was already reviewed and evaluated as part of the Keyes Community Plan's certified Environmental Impact Report, which established a mitigation measure for a fair share fee for State Route 99 and Keyes Road improvement. Both Planning and Public Works staff do not believe that Caltrans has demonstrated proper justification for requiring a new traffic impact analysis. Staff has applied a mitigation measure for each residential lot, which has been adjusted for inflation, the applicant has agreed to this mitigation measure.

Cora Way

As part of the project request, the applicant is proposing to extend adjacent County maintained roads. As shown on the vesting tentative subdivision map, Cora Way will be extended south, stubbing out to the adjacent parcel for future development. The Map's corresponding street cross section shows the Cora Way extension as a residential street with a right-of-way width of 50 feet wide.

During the environmental review period, Public Works commented that the existing portion of Cora Way has a right-of-way of 60 feet wide and that the same width is required to be maintained for any extension. The applicant has agreed to widen Cora Way to a 60-foot wide right-of-way. This requirement has been added as a condition of approval to be completed prior to the recording of the final map.

GENERAL PLAN CONSISTENCY

The project site is currently designated Low-Density Residential in the Stanislaus County General Plan and has a Keyes Community Plan Designation of Medium-High Density Residential. The Designations section of the General Plan Land Use Element stipulates that when a project site is located within an unincorporated community, the Community Plan shall be consulted as it indicates the proposed future General Plan Land Use Designation for the area.

The General Plan states that the intent of Medium-High Density Residential is to provide appropriate locations for housing types including duplexes, triplexes, fourplexes and apartment buildings. The General Plan Designation of Low-Density Residential holds a building intensity of 0-8 (zero to eight) units per net acre. The Keyes Community Plan's Designation of Medium-High Density Residential, carries a density of range of 0-25 dwelling units per acre. The proposed project has a gross density of 5 (five) dwelling units per acre, which is consistent with both the General Plan and the Keyes Community Plan.

Goal Four of the Land Use Element of the General Plan requires that development ensure that an effective level of public services be maintained in unincorporated areas, including parks, sewer, water, public safety, solid waste management, road systems, schools, health care facilities, etc. The Keyes Community Services District has provided a "Will-Serve" letter to provide both public water and sewer services.

The Public Works Department provided a referral response letter requiring formation of a County Service Area (CSA) to establish a mechanism to maintain the storm drainage system as well as all other improvements included in the development of the project site. Street lighting is also required in accordance with Public Works Standards and Specifications and street lighting will be maintained by the Keyes Community Service District upon annexation into the District. All improvements will be installed prior to the recordation of the final map or the developer must sign a Subdivision Improvement Agreement and post the required certificates of insurance and subdivision bonds and

complete the improvements prior to final inspection or occupancy of any structure. The Keyes Union School District commented that the project would not be anticipated to impact any existing school facilities.

The County's Conservation and Open Space Element of the General Plan has established goals and policies to provide open space and meet recreational needs for the residents of the County. The County has established a standardized parkland dedication and fee structure to contribute to the fulfillment of this goal by new residential development. Based on these goals and policies, the project request would be required to dedicate parkland as well as pay fees to be in compliance with this element of the General Plan.

The project site is adjacent to the existing Hatch Park, which has been identified as a proposed 15-acre community park in the Keyes Community Plan. While the Keyes Community Plan supports expansion of Hatch Park, the Plan identifies that the total parkland inventory should be consistent with 3 (three) acres of parkland per 1,000 residents and the County should acquire parkland to meet the future parkland needs of the Keyes Community. As part of the application submittal, the Stanislaus County's Parks and Recreation Department met with the applicant to discuss parkland dedication and payment of park in-lieu fees. As a result, the Parks Department and the applicant have agreed that dedication of a .79± acre dual use open space/storm drainage basin, together with improvements to existing park facilities by the developer will satisfy the parks requirement. The developer has agreed to pay for park improvements, at a monetary value equivalent to \$131,200.00 as a method of partly fulfilling park land dedication requirements.

With conditions of approval in place, staff believes the proposed project is consistent with the Goals and Policies of the County's General Plan, including the Keyes Community Plan, as it provides compatibility between land uses and will not expand the boundaries of unincorporated communities. The project will provide in-fill to the underdeveloped parcels, which surround an area that has been mostly built out with similar development.

ZONING & SUBDIVISION ORDINANCE CONSISTENCY

The project site is currently zoned R-1 US (Single-Family Residential – Urban Services). According to Section 21.070.020 of County's Zoning Ordinance, the combination of any zoning district with the Urban Services District requires, prior to development, annexation to, and service from, the special district within whose sphere of influence the project lies. The applicants will annex the project site into the Keyes Community Service District for water and sanitary sewer services. The applicants have already been issued a "Will-Serve Letter" from the District, acknowledging capacity and willingness to serve the sites. Furthermore, the vesting tentative map will annex to or form into a County Service Area for the purpose of maintaining any installed infrastructure such as street improvements, storm drainage facilities, etc.

The R-1 US zoning district allows for minimum lot sizes based on the availability of utilities. Section 21.28.050 of the County Zoning Ordinance stipulates that parcels may be a minimum of 5,000 square feet when serviced by public water and public sewer facilities. As described earlier, the proposed parcels will be a minimum of 5,000 square feet in area and will be served by the Keyes CSD for public water and sewer. A conceptual tree planting plan was submitted as prescribed by Zoning Ordinance (See Exhibit B – *Maps, Vesting Tentative Map, and Keyes Community Plan Map*). A final tree planting plan will be conditioned to be submitted and approved prior to the recording of the final map.

As detailed in the project description, the remainder lot will be utilized during the site development to connect to an existing Keyes CSD sewer line. The 10-inch sewer line that currently dead-ends into the alleyway adjacent to Maude Avenue will be extended to serve the project. Once installed, an irrevocable public utility and ingress/egress easement will be recorded onto the remainder for the benefit of sewer maintenance and access for existing residential development on adjacent parcels. A condition of approval to cover the costs associated with routine site maintenance of the remainder parcel area is included.

The parcels, as proposed, meet the required design standards in terms of minimum lot and depth requirements of the County's Subdivision Ordinance. Staff believes that the proposed project is consistent with the Zoning and Subdivision Ordinances.

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 comment and no significant issues were raised. (See Exhibit G- *Environmental Review Referrals*.) A Mitigated Negative Declaration has been prepared for approval prior to action on the maps as the projects will not have a significant effect on the environment. (See Exhibit F - *Mitigated Negative Declaration*.) Conditions of Approval reflecting referral responses have been placed on the project. (See Exhibit C - *Conditions of Approval*.)

As discussed earlier in the Issues section, the fair share traffic impact fees, identified in the Keyes Community Plan EIR have been added as a mitigation measure. The applicant has agreed to this mitigation measure.

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 **\$2,267.25** 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: Jeremy Ballard, Assistant Planner, (209) 525-6330

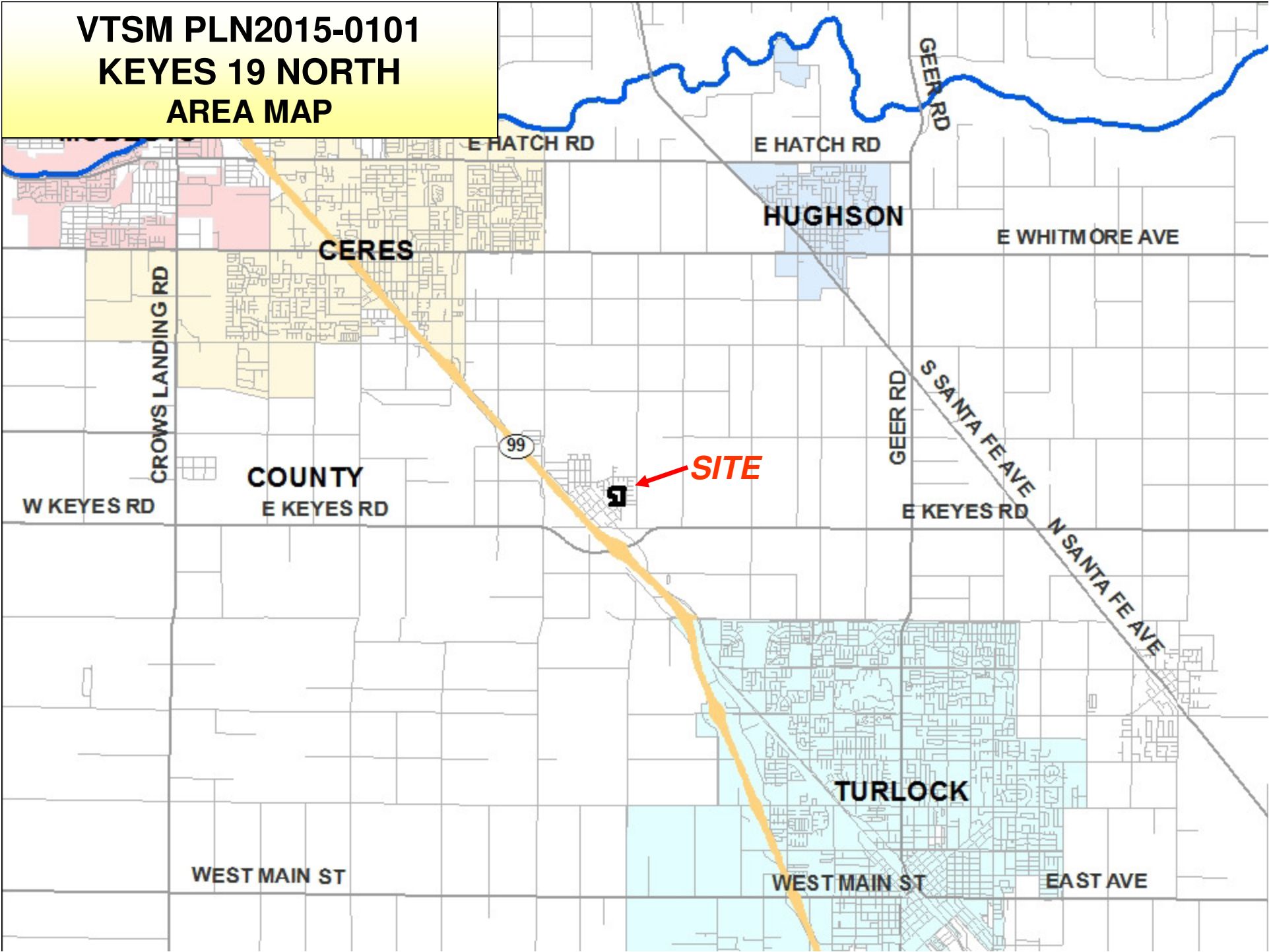
Attachments:

- Exhibit A - Findings and Actions Required for Project Approval
- Exhibit B - Maps, Vesting Tentative Map, and Keyes Community Plan Map
- Exhibit C - Conditions of Approval
- Exhibit D - Initial Study
- Exhibit E - Mitigation Monitoring and Reporting Program
- Exhibit F - Mitigated Negative Declaration
- Exhibit G - Environmental Review Referral

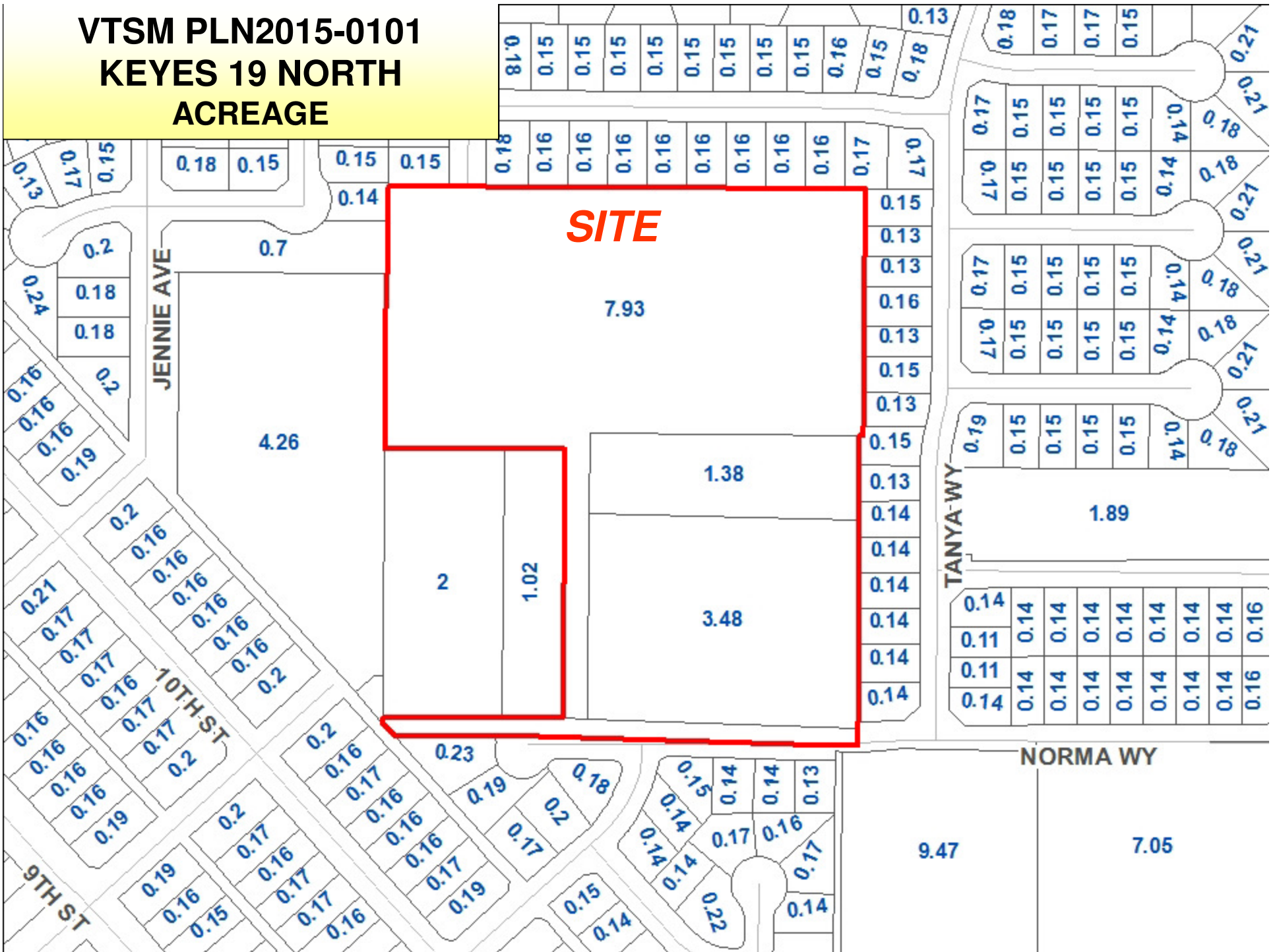
Exhibit A
Findings and Actions Required for Project Approval

1. Adopt the Mitigated Negative Declaration pursuant to CEQA Guidelines Section 15074(b), by finding that on the basis of the whole record, including the Initial Study and any comments received, that there is no substantial evidence the project will have a significant effect on the environment and that the Mitigated 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) That the proposed map is consistent with applicable general and community plans as specified in Section 65451.
 - (b) The design or improvement of the proposed subdivision is consistent with applicable General, community 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 subdivision 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 subdivision or type of improvements are not likely to cause serious public health problems.
 - (g) The design of the subdivision 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 Commission 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 and.
 - (h) That the project will increase activities in and around the project area, and increase demands for roads and services, thereby requiring dedication and improvements.
4. Approve Vesting Tentative Subdivision Map application PLN2015-0101 Keyes 19 North, subject to the attached Conditions of Approval.

**VTSM PLN2015-0101
KEYES 19 NORTH
AREA MAP**



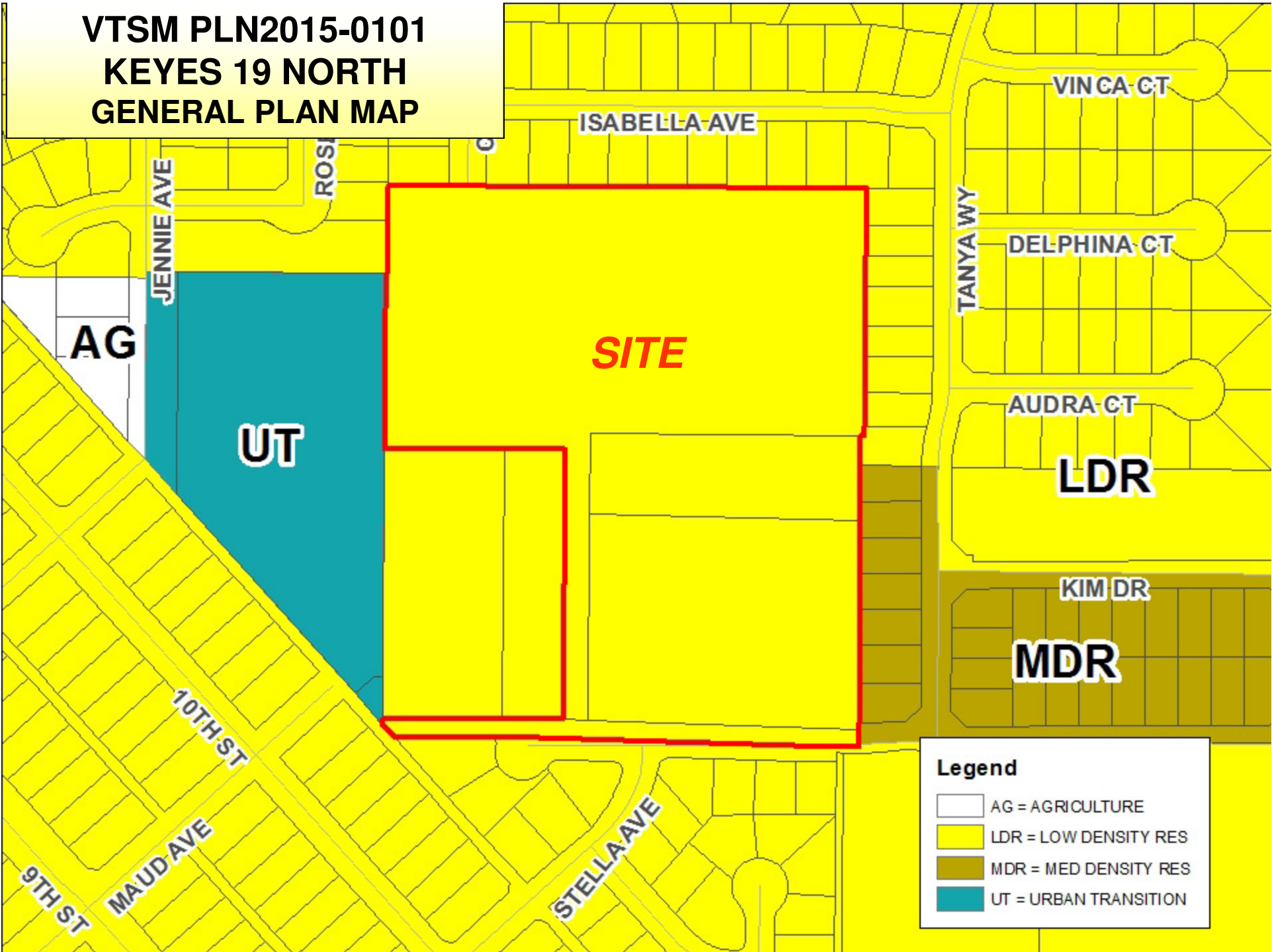
**VTSM PLN2015-0101
KEYES 19 NORTH
ACREAGE**



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EXHIBIT B-1









**VTSM PLN2015-0101
KEYES 19 NORTH
GENERAL PLAN MAP**



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EXHIBIT B-2

VTSM PLN2015-0101 KEYES 19 NORTH ZONING DESIGNATION MAP

-  A-2-10 = AGRICULTURE
-  A-2-40 = AGRICULTURE
-  H-1 = HIGHWAY FRONTAGE
-  R-1 = SINGLE FAMILY RES
-  R-1 US = SINGLE FAMILY RES / URBAN SERVICES
-  R-2 = MEDIUM DENSITY RES
-  R-3 = MEDIUM/HIGH DENSITY RES
-  R-A = RURAL RES

SITE
R-1 US

A-2-40

A-2-10

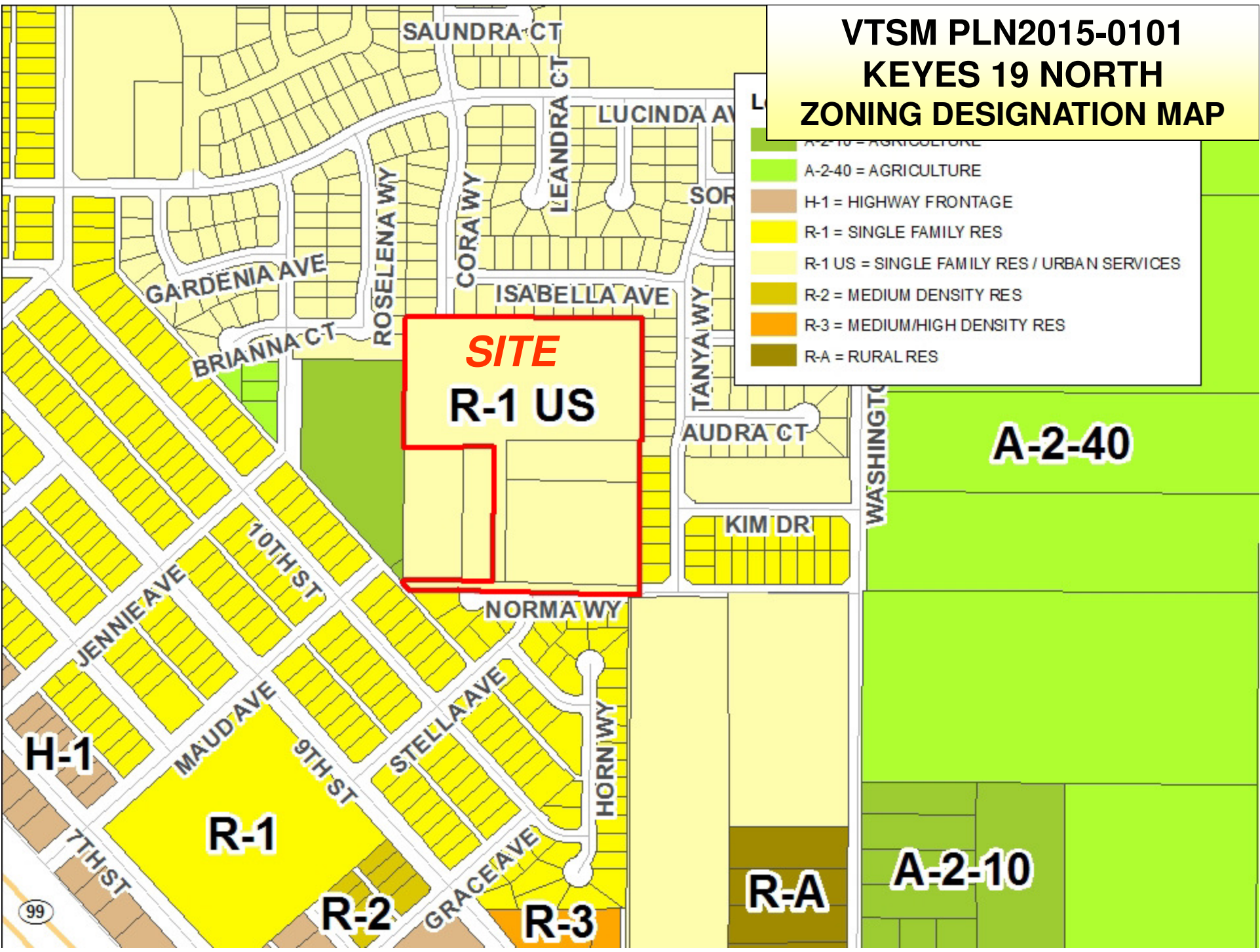
R-A

R-3

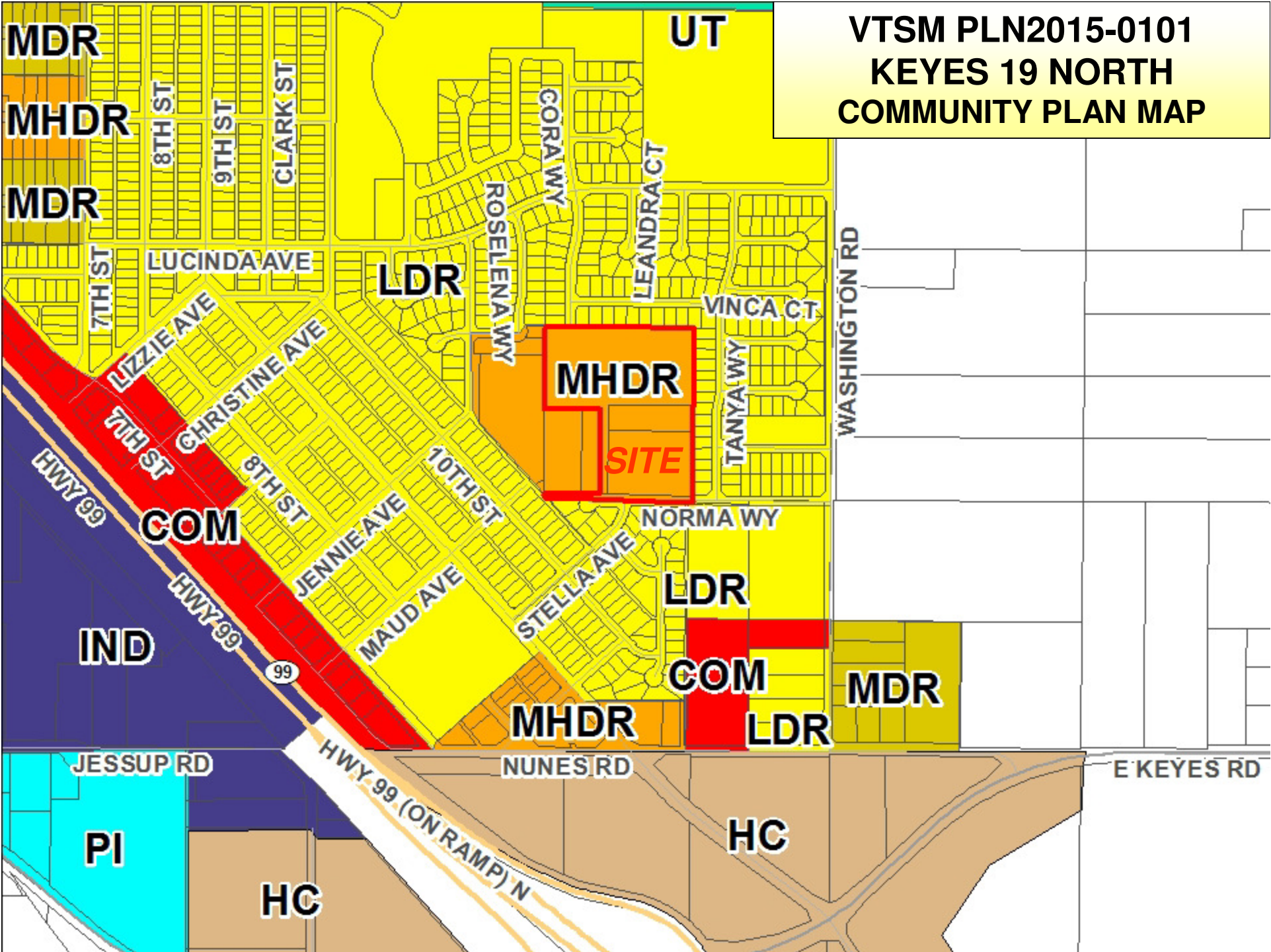
R-2

R-1

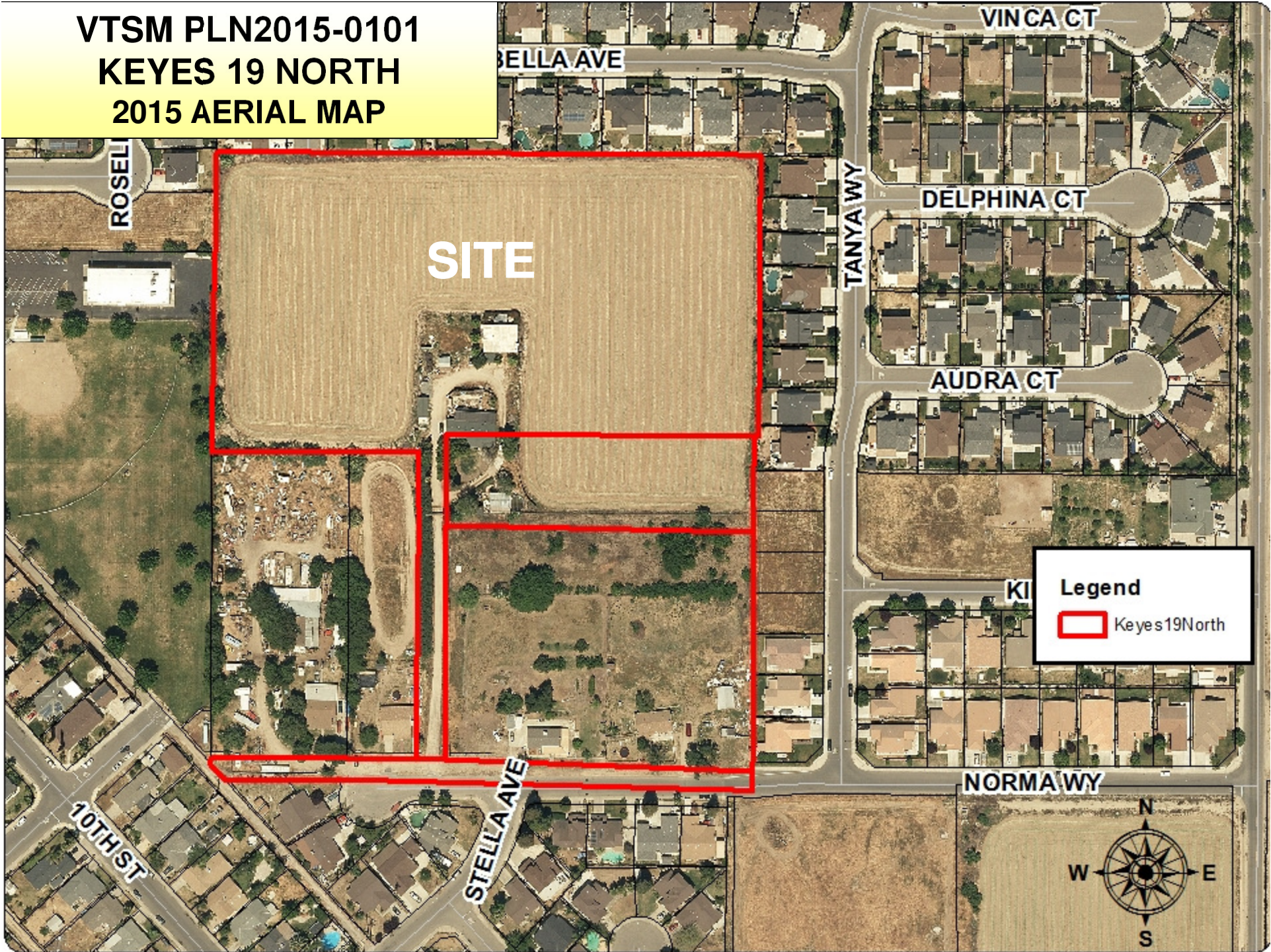
H-1



**VTSM PLN2015-0101
KEYES 19 NORTH
COMMUNITY PLAN MAP**

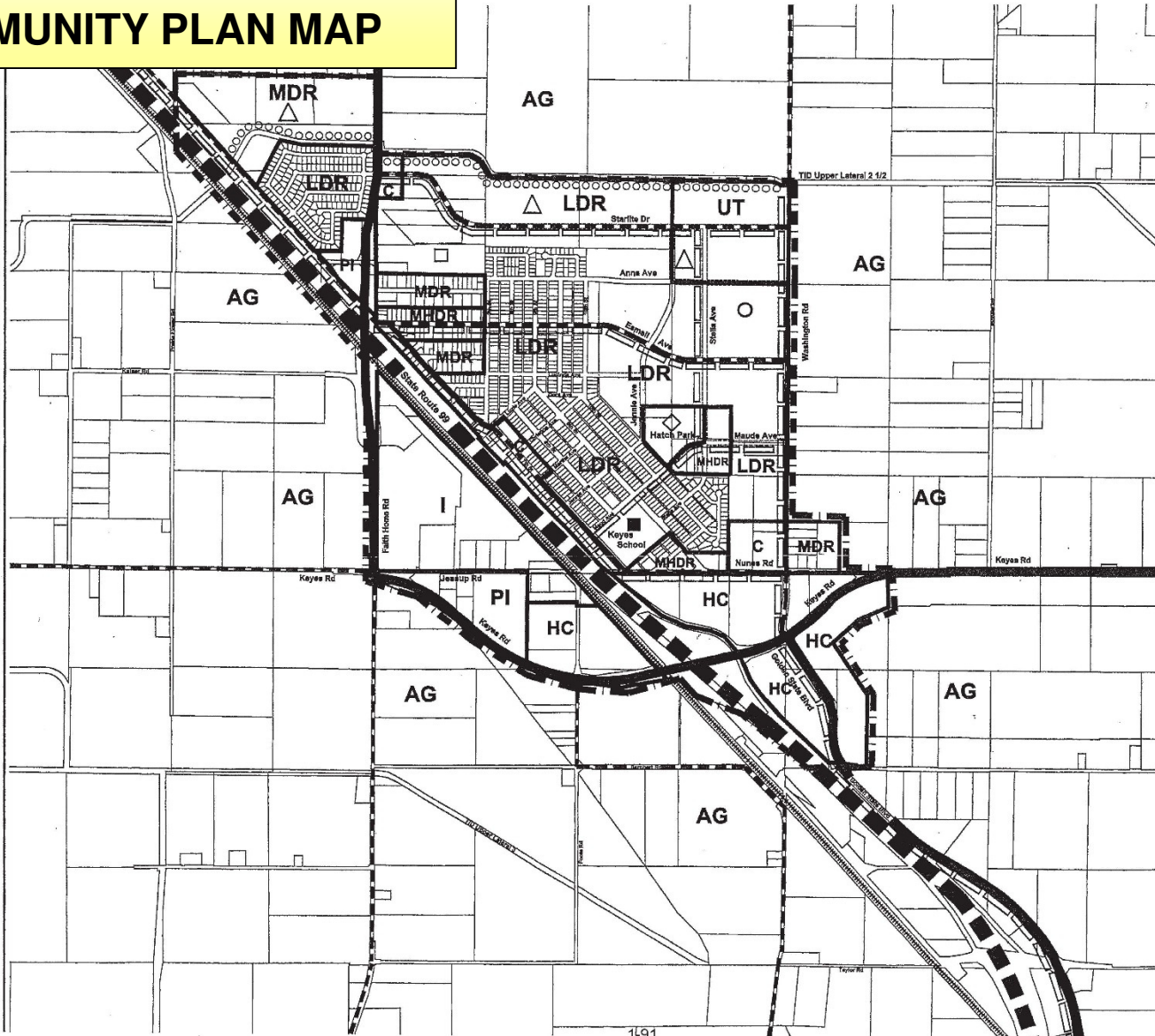


**VTSM PLN2015-0101
KEYES 19 NORTH
2015 AERIAL MAP**



VTSM PLN2015-0101 KEYES 19 NORTH COMMUNITY PLAN MAP

(PLEASE NOTE: ALL CIRCULATION/TRANSPORTATION DESIGNATIONS IN THE COMMUNITY PLANS HAVE BEEN SUPERCEDED BY THE FOCUSED GENERAL PLAN UPDATE, GPA 2004-03, ADOPTED ON APRIL 18, 2006.) REFER TO CHAPTER 2



Keyes

Community Plan

Land Use Designations

- AG** Agriculture
- UT** Urban Transition
- LDR** Low Density Residential (0-7 du/acre)
- MDR** Medium Density Residential (0-14 du/acre)
- MHDR** Medium-High Density Residential (0-25 du/acre)
- C** Commercial
- HC** Highway Commercial
- I** Industrial
- PI** Planned Industrial

Parks and Schools

- | | Existing | Proposed* |
|-------------------|----------|-----------|
| Neighborhood Park | ▲ | △ |
| Community Park | ◆ | ◇ |
| Elementary School | ■ | □ |
| Middle School | ● | ○ |

*Symbol denotes general location.

Circulation

- Highway / Freeway
- Major Road
- Collector
- Future Road
- Railroad
- Bike Lane
- Multi-purpose Trail

Relevant Boundaries

- Community Plan Boundary



Scale: 1" = 300'



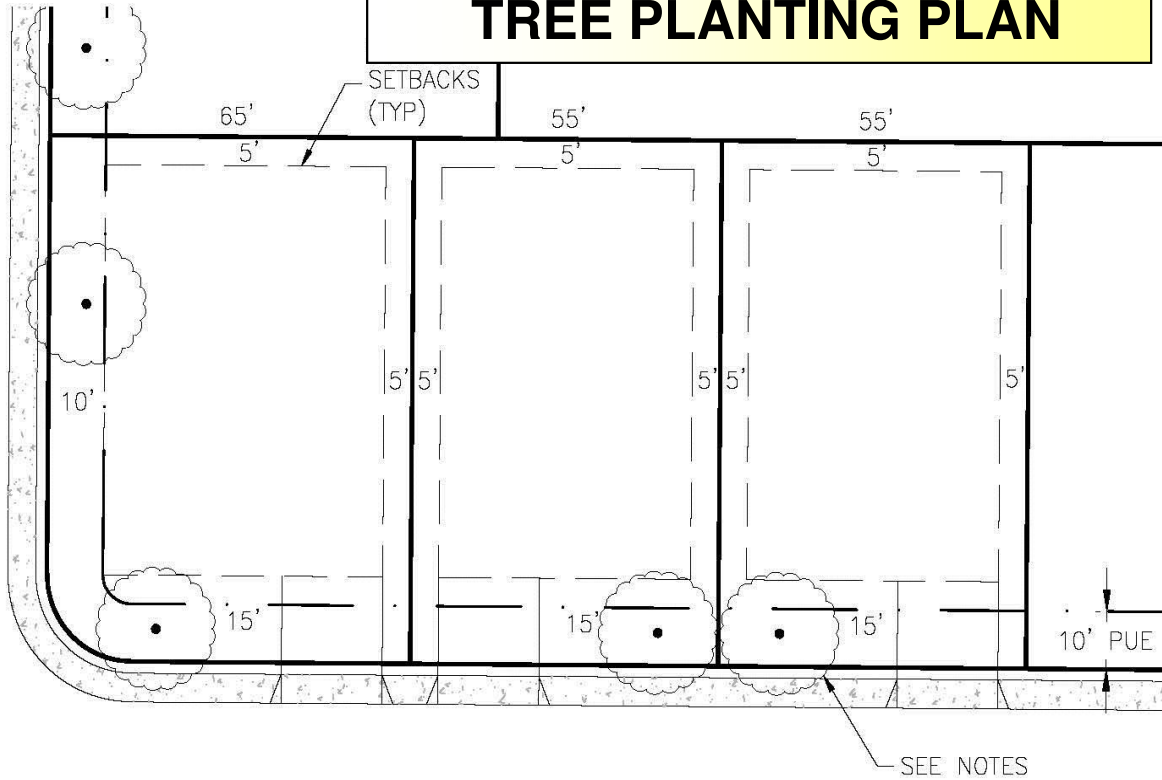
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April 18, 2000

KEYES 19 TREE PLANTING PLAN

**VTSM PLN2015- 0101
KEYES 19 NORTH
TREE PLANTING PLAN**

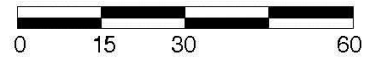


TREE LIST

1. ZELKOVA SERRATA 'GREEN VASE'— GREEN VASE ZELKOVA
2. ACER RUBRUM 'REDOINT'— REDPOINT MAPLE
3. TILIA CORDATA 'GREENSPIRE'— GREENSPIRE LITTLE-LEAF LINDEN
4. PLATANUS ACERIFOLIA 'COLUMBIA'— COLUMBIA LONDON PLANE
5. SCHNIUS MOLLE— CALIFORNIA PEPPER TREE
6. QUERCUS LOBATA— VALLEY OAK
7. QUERCUS COCCINEA— SCARLET OAK
8. PICTACIA CHINENSIS— CHINESE PISTACHE

NOTES

- A. TREES SHALL BE A MINIMUM OF 8' FROM FACE OF RESIDENTIAL HOME



SCALE: 1" = 30'

H:\29160-Keys 19\Planning\Exhibits\29160-EXH-Tree Planting Plan.dwg 14:00:28 08/28/2015



1165 Scenic Drive, Suite B
Modesto, CA 95350
Ph 209.571.1765/Fax 209.571.2466
odellengineering.com

DESCRIPTION: TREE PLANTING PLAN			
SCALE:	1"=30'	DATE:	8/27/2015
JOB NO.:	29160		
FILE:	29160-EXH-Tree Planting Plan.dwg		

1
of
1

NOTE: Approval of this application is valid only if the following conditions are met. This permit shall expire unless activated within 18 months of the date of approval. In order to activate the permit, it must be signed by the applicant and one of the following actions must occur: (a) a valid building permit must be obtained to construct the necessary structures and appurtenances; or, (b) the property must be used for the purpose for which the permit is granted. (Stanislaus County Ordinance 21.104.030)

CONDITIONS OF APPROVAL

VESTING TENTATIVE SUBDIVISION MAP APPLICATION NO. PLN2015-0101 KEYES 19 NORTH

Department of Planning and Community Development

1. Use(s) shall be conducted as described in the application and supporting information (including the plot plan) as approved by the Planning Commission and/or Board of Supervisors and in accordance with other laws and ordinances.
2. Pursuant to Section 711.4 of the California Fish and Game Code (effective January 1, 2016), 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 **\$2,267.25**, 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.
3. 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 the vesting date of **May 27, 2016**.
4. 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.
5. 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.
6. 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.

7. 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.
8. Should any archeological or human remains be discovered during development, work shall be immediately halted within 150 feet of the find until it can be evaluated by a qualified archaeologist. If the find is determined to be historically or culturally significant, appropriate mitigation measures to protect and preserve the resource shall be formulated and implemented. The Central California Information Center shall be notified if the find is deemed historically or culturally significant.
9. 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.
10. A final tree planting plan shall be approved by the Director of Planning and Community Development or his/her designee prior to the recording of the final map. The final tree planting plan shall meet all requirements of State or Local Ordinance. The trees shall be planted prior to the issuance of any certificate of occupancy for a dwelling.
11. Prior to the issuance of a building permit for each lot, the owner/developer shall submit a landscaping plan for the entire lot, to be reviewed and approved by the Planning Department, Parks and Recreation, and Public Works. The landscaping plan shall meet all requirements of State or Local Ordinance. Fences and landscaping adjacent to roadways shall be in compliance with the County's "Visibility and Obstructions at Public Intersections" Ordinance.
12. The recorded vesting tentative 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."
13. An irrevocable public utility access easement shall be recorded on the remainder parcel prior to the recording of the final map. The costs associated with routine site maintenance of the remainder parcel area shall be incorporated through annexation into the County Service Area as approved by Public Works.
14. An irrevocable ingress and egress access easement shall be recorded on the remainder parcel for the benefit of parcels located to the north of said easement to be able to access Norma Way, prior to the recording of the final map.

Department of Public Works

15. The final map shall be prepared by a licensed land surveyor or a registered civil engineer licensed to practice land surveying in California.

16. Prior to the final map being recorded, all existing structures not shown on the tentative map shall be removed.
17. Prior to the recording of the final map, the new parcels shall be surveyed and fully monumented.
18. Prior to recording, or on the final map, road right-of-way shall be dedicated to Stanislaus County to provide for 60-feet of right- of-way for Cora Way and Norma Way.
19. Prior to recording, or on the final map, road right-of-way shall be dedicated to Stanislaus County to provide for 50-feet of right- of-way for the roads listed as Stella Avenue, Street A, Street B, and Street C.
20. Prior to the recording of the final map, a complete set of improvement plans that are consistent with the Stanislaus County Standards and Specifications and the tentative map shall be submitted and approved by Stanislaus County Public Works. The improvement plans shall include, but not be limited to street lights, curb, gutter, and sidewalk, positive storm drainage (storage, percolation, and treatment), water, sewer, pavement, pavement markings, road signs, and handicap ramps. North American Vertical Datum shall be used. If available, 1988 data shall be used. A positive storm drainage system, conforming to County standards, shall be installed.
21. Prior to, or in tandem with submission of the improvement plans, the subdivider shall furnish the Department of Public Works three copies of a soils report for the area being subdivided. The report shall also include: (a) sufficient R-value test to establish appropriate road sections, (b) slope stability, (c) backfill recommendations, (d) retaining wall recommendations, if needed, (e) cut/fill transitions, and (f) sufficient test boring to log the soil strata, the static water table level, and the percolation rates of the drainage basin. The boring shall be made at the location of the proposed storm drain basin per Chapter 7 of Stanislaus County Standards and Specifications. The report shall be signed by a California registered civil engineer or registered geotechnical engineer.
22. Prior to any plan review associated with the development, the subdivider shall sign a "Subdivision Processing/Inspection Agreement" and post a \$10,000 deposit with Public Works.
23. An Engineer's Estimate shall be provided for the subdivision improvements so the amount of the bond/approved financial security can be determined if a Subdivision Improvement Agreement is required. The Engineer's Estimate shall be wet stamped and signed by a licensed civil engineer.
24. Prior to the final map being recorded, the subdivider shall either:
 - a. Sign a 'Subdivision Improvement Agreement' and post the required certificates of insurance and subdivision bonds or approved security with the Department of Public Works; or
 - b. Construct all subdivision improvements and have the improvements accepted by the Stanislaus County Board of Supervisors.
25. An Encroachment Permit shall be obtained for any work done in Stanislaus County road right-of-way.

26. Street improvements on Norma Way, Cora Way, Stella Avenue, Street A, Street B, and Street C shall be consistent with the vesting tentative map and the accepted improvement plans.
27. All new utilities shall be underground and located in public utility easements. A 10-foot wide public utility easement (P.U.E.) shall be located adjacent to the right-of-way of Norma Way, Cora Way, Stella Avenue, Street A, Street B, and Street C. The P.U.E. shall be shown on the final map.
28. A grading and drainage plan shall be obtained from the Department of Public Works prior to the start of importing, exporting or otherwise moving any dirt. This work may also be covered under the improvement plan submittal. Public Works will review and approve the grading and drainage calculations. The grading and drainage plan shall include the following information:
 - Drainage calculations shall be prepared as per the Stanislaus County Standards and Specifications that are current at the time the permit is issued.
 - The plan shall contain enough information to verify that all runoff will be kept from going onto adjacent properties and Stanislaus County road right-of-way.
 - The grading and drainage plan shall comply with the National Pollutant Discharge Elimination System (MS4 Phase II NPDES Permit) General Permit and Stanislaus County storm water treatment and quality standards.
 - The grading, drainage, and associated work shall be accepted by Stanislaus County Public Works prior to a final inspection or occupancy, as required by the building permit.
 - The Public Works inspector shall be contacted 48 hours prior to the commencement of any grading or drainage work on-site.
29. All existing irrigation lines within the area to be subdivided shall be removed or relocated into easements along lot lines. The irrigation lines shall be reinforced at road crossings and driveways. All irrigation lines or structures which are to be abandoned shall be removed. All work shall be done in accordance with the requirement of the Department of Public Works and the Turlock Irrigation District. If a private irrigation line crossed public road right-of-way, a Pipeline Maintenance Agreement shall be taken out with the Department of Public Works.
30. Prior to the final map being recorded, the Keyes Community Services District shall provide a letter to the Department of Public Works stating the District will maintain the new street lights. All street lights shall be installed on steel poles.
31. Prior to recording of the final map, a county service area (CSA) shall be formed to provide funds to ensure future maintenance of the storm drainage system, block wall, and any landscaped areas. The developer shall provide all necessary documents and pay all fees associated with the formation of the CSA. As part of the formation, a formula or method for the calculation of the annual assessment shall be approved. The formation process may take up to 5 to 6 months or more and will require LAFCO approval. Please contact Public Works at (209) 525-4130 for additional information regarding CSA formation requirements.
32. Prior to acceptance of the subdivision improvements as specified in the County standards, a set of Record Drawings (mylars), and electronically scanned files for each sheet in a PDF format shall be provided to and approved by the Department of Public Works.

33. Prior to the acceptance of the subdivision improvements, the lot grades shall conform to the approved grading plan. Written certification by a civil engineer or geotechnical engineer is required by the Department of Public Works.
34. Prior to the acceptance of the subdivision improvements, one bench mark (brass cap) shall be established within the subdivision on a brass cap and the elevation shall be shown on the Record Drawing. A completed Bench Mark card shall be furnished to the Department of Public Works Survey Department.
35. Prior to the acceptance of the subdivision improvements, street monuments and covers shall be installed to County standards.
36. All public roads shall have a fog seal applied prior to the end of the one year maintenance period and final acceptance by Stanislaus County.

Department of Environmental Resources

37. Prior to final of a grading permit, all existing on-site well and/or septic tank shall be destroyed under permit from the Department of Environmental Resources and in accordance with all laws and policies (Stanislaus County and California State Model Well Standards).
38. The proposed parcels are to be served by the Keyes Community Services District and are subject to the terms and conditions of Keyes Community Services District for sewer and water services.
39. Prior to recording of the final map, a current 'Will-Serve Letter' is required to be provided from the Keyes Community Services District for providing potable water and sewer for all the parcels proposed in the Vesting Tentative Map.
40. Any existing domestic wells and septic systems shall be abandoned prior to the recording of the final map.
41. Prior to the issuance of a grading permit, the applicant shall perform, to the satisfaction of DER HAZMAT Division, a Phase 1 study and Phase II study if deemed necessary. DER recommends research be conducted to determine if pesticides were used on the proposed development site; if confirmed, suspect site areas should be tested for organic pesticides and metals. Any discovery of underground storage tanks, former underground storage tank locations, buried chemicals, buried refuse, or contaminated soil shall be brought to the immediate attention of DER.

Building Permits Division

42. Building permits are required and the project must conform with the California Code of Regulations, Title 24.

Department of Parks and Recreation

43. The owner/developer shall install all improvements and dedicate all parkland associated with Hatch Park prior to the recording of the final map.

44. The owner/developer shall pay for park improvements, at a monetary value equivalent to \$131,200.00 prior to the recordation of the final map.

Turlock Irrigation District

45. The District shall review and approve all maps and plans on the project. Any improvements to the subdivision which impact irrigation facilities shall be subject to the District's approval and shall meet all District standards and specifications.
46. The applicant shall provide irrigation improvement plans and enter into an Irrigation Improvements Agreement for any required irrigation facility modification. There is a District Board approved time and material fee associated with this review.
47. The 24-inch irrigation pipeline along north side of Norma Way identified on vesting tentative map shall be removed or abandoned in place prior to the recording of the final map. The 7.5 irrigation easement can be quitclaimed once done.
48. A 15-foot wide Public Utility & Irrigation Easement shall be dedicated along Norma Way for the benefit of downstream parcels. If the downstream parcels abandon from the improvement district, the irrigation easement won't be required and the remaining pipe to the east along the north side of Norma Way can be abandoned in place prior to the recording of the final maps.
49. Any storm drainage basin within each proposed subdivision will be connected to the existing County drainage system that discharges to the District's canal system, then the detention basin shall be capable of containing the water from a 10-year, 48-hour storm.
50. Any work required to be completed on irrigation facilities must be performed during the non-irrigated season, which typically runs from November 1, through March 1, but can vary from year to year.
51. Developed property adjoining irrigated ground must be graded so that finished grading elevations are at least 6 inches higher than irrigated ground. A protective berm must be installed to prevent irrigation water from reaching non-irrigated properties.
52. A 10-foot Public Utility Easement must be dedicated along all street frontages, except for those locations requiring a 15-foot Public Utility Easement & Irrigation Easement.
53. The owner/developer must apply for a facility change for any pole or electrical facility relocation. Facility changes are performed at developer's expense.
54. The front building setback is to be a minimum of 15-feet from the property line and a minimum of 15-feet from the back-of-sidewalk to enable the safe placement of utilities. The setback shall be shown on the recorded final map.
55. All improvements, required above by the Turlock Irrigation District, shall be accepted prior to recording of the final map, and shall be completed in tandem with other required subdivision improvements.

Stanislaus County's Fire Wardens Office

56. The temporary dead end fire apparatus access road turnaround on Lot 3 of vesting tentative subdivision map shall remain until Cora Way is extended south.
57. The proposed water system shall meet all fire flow requirements for the proposed homes.
58. Prior to, and during, combusting construction, the applicable fire district shall approve provisions for serviceable fire vehicle access and fire protection water supplies.
59. All emergency access points shall be 20 feet wide and comprised of asphalt.
60. All emergency access points shall include emergency access equipment that the applicable fire district may prescribe such as a Knox Box or PUCK System.
61. The project site may be subject to annexation into the applicable fire service district.

LOCAL AGENCY FORMATION COMMISSION (LAFCO)

62. Prior to connection to the Keyes Community Services District for water and sewer services, LAFCO review and approval shall be required.

San Joaquin Valley Air Pollution Control District

63. The proposed project may be subject to Air District permits. Prior to ground disturbance or issuance of a grading or building permit, the developer shall contact the District to determine if any District rules or permits are required.

Central Valley Regional Water Quality Control Board

64. Prior to ground disturbance or issuance of a grading or building permit, the Central Valley Regional Quality Control Board shall be consulted to obtain any necessary permits and to implement any necessary measures, including but not limited to Construction Storm Water General Permit, Phase I and II Municipal Separate Storm Sewer System (MS4) Permits, Industrial Storm Water General Permit, Clean Water Act Section 404 Permit, Clean Water Act Section 401 Permit (Water Quality Certification), Waste Discharge Requirements, Low or Limited Threat General NPDES Permit, and any other applicable Regional Water Quality Control Board permit.

MITIGATION MEASURES

(Pursuant to California Public Resources Code 15074.1: Prior to deleting and substituting for a mitigation measure, the lead agency shall do both of the following: 1) Hold a public hearing to consider the project; and 2) Adopt a written finding that the new measure is equivalent or more effective in mitigating or avoiding potential significant effects and that it in itself will not cause any potentially significant effect on the environment.)

65. The applicant shall pay the Keyes Community Plan Mitigation Funding Program fees for Low-Density Residential (R-1) per the Keyes Community Plan Adopted on April 18, 2000. The fees were calculated in 2003 at \$178.92 per dwelling. With the fees adjusted for inflation using the Engineering New-Record Index, the July 2015 fees are \$270.17 per dwelling. These fees will be paid prior to the issuance of any building permit for a single-family dwelling.

*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~~.*



CEQA INITIAL STUDY

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

1. **Project title:** Vesting Tentative Subdivision Map Application Nos. PLN2015-0101 – Keyes 19 North & PLN2015-0102 – Keyes 19 South
2. **Lead agency name and address:** Stanislaus County
1010 10th Street, Suite 3400
Modesto, CA 95354
3. **Contact person and phone number:** Jeremy Ballard, Assistant Planner, (209) 525-6330
4. **Project location:** 5819 Washington Road & 4713, 4805 & 4707 Norma Way, between Lucinda Avenue and Nunes Road, in the Community of Keyes. APN: 045-071-005, 045-021-008, 045-021-024, 045-021-023, 045-021-003.
5. **Project sponsor's name and address:** C Valley Properties LLC, KD Land & Cattle Investments, LLC
3465 Lochinar Ave #124
Santa Clara, CA 95051
6. **General Plan designation:** Low Density Residential (LDR)
7. **Zoning:** Single Family Residential/Urban Services (R1-US)
8. **Community Plan:** Residential Medium-High (North Map), Residential-Low & Commercial (South Map).
9. **Description of project:**

This is a request to create 91 residential lots of at least 5,000± square feet subdivided from a total of 19.9± acres, comprised of five (5) separate parcels. The 91 residential lots will be subdivided via two (2) separate vesting tentative subdivision map applications. Both maps will extend existing water and sanitary sewer lines of the Keyes Community Service District. The District will serve both proposed developments with water and sewer services. Both maps will feature curb, gutter, sidewalks, and a tree planting plan along all street frontages.

Specifically, the Keyes 19 North map will consist of: 64 residential lots, the extension of Stella Avenue, Cora & Norma Way, a .79± acre dual use storm drain basin and extension of Hatch Park that will be dedicated to Stanislaus County and a .23± acre remainder parcel. The Keyes 19 South map will consist of: 27 residential lots, a 1.16± acre storm drain basin that will be screened via Washington Road by an eight (8) foot high masonry wall with landscaping, and an agricultural buffer that will be approximately 446 feet in length along Washington Road as well. The agricultural buffer will comprise of an eight (8) foot high masonry wall with the staggering of two different rows of trees.

10. Surrounding land uses and setting:

Keyes 19 North: To the north, south & east is single family residential development and to the west is single family development & Hatch Park.

Keyes 19 South: To the north and south is single family residential, to the west is vacant land as well as single family residential, and to the east row crops, orchards, scattered ranchettes and a mobile home park.

11. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):

Stanislaus County Department of Public Works, Keyes Community Service District, Turlock Irrigation District, Local Agency Formation Commission (LAFCO).

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.

Jeremy Ballard
Signature

July 5, 2016
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, than 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). References 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	

Discussion: The site is not considered to be a scenic resource or a unique scenic vista. Community standards do not dictate the need or desire for architectural review of agricultural or residential subdivisions. The project sites are currently improved with four (4) single family dwellings, two (2) of which will remain and the others will be removed prior to the final map being recorded. The two Vesting Tentative Subdivision Maps will feature a total of 91 residential lots of similar size and nature as the surrounding residential development. The project request will also feature two stormwater drainage basins. The north map's 0.79± acre stormwater retention basin will be utilized as a dual use basin as part of the parkland dedication requirement featuring curb, gutter, and sidewalk along the Cora Way extension and connect with the County's existing Hatch Park. The south map's 1.16± acre stormwater retention basin will feature an eight (8) foot tall masonry block wall along Washington Road and extend 20 feet in depth, while the remainder of the basin will feature perimeter fencing. The portion of masonry wall along Washington Road will be landscaped. Each map will also feature a tree planting plan for each lot. These project features will enhance the site's overall visual character as well as blending with the existing surrounding development. Any street light to be installed will be conditioned to prevent any intrusive glare at night or during the day.

Mitigation: None

References: Application; Stanislaus County General Plan and Support Documentation¹.

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 sites are designated as Low Density Residential (LDR) in the County’s General Plan, zoned Single Family Residential Urban Services (R1-US), which permits residential uses provided that connection to a public water and sanitary sewer source take place. The project site is surrounded by land zoned Rural Residential (R-A) and Single Family Residential (R-1) to the north, south, and west. To the east of Washington Road is land zoned General Agriculture (A-2-40). As part of the project, the south map will feature an agricultural buffer to screen any single family development from routine agricultural practices. The agricultural buffer will consist of an eight (8) foot high masonry block wall that will incorporate two rows of trees for landscaping. The first row of trees will consist of a seven (7) foot planting strip and be planted with trees of an evergreen variety that will grow up to 60 feet tall, while the second row of trees will be planted with accent trees that will grow up to 25 to 30 feet tall in a five (5) foot wide planting strip.

A referral response received from the Turlock Irrigation District (TID) described irrigation infrastructure throughout both maps. The north map was identified to contain a 24 inch irrigation pipeline that runs north along the eastern boundary of the project site. The irrigation infrastructure currently does not serve any downstream users and will be removed; however, TID is requiring a 15 foot wide irrigation easement be improved and dedicated along Norma Way for the benefit of properties to the west of the project site for any future connection. According to TID, the south map has a 30 inch wide irrigation pipeline and 15 foot wide irrigation easement along the northern portion of the project site. The District is requiring that parts of the infrastructure’s irrigation gates be sealed or converted. The District also identified a private irrigation ditch and 20 foot wide irrigation and drainage easement located along the western property line for the benefit of the adjacent property. The District is requiring the applicant to pipe the existing ditch and constitute a new easement centered on the pipeline. All grading to be done will be required to be finished to elevations that are at least six inches higher than any adjacent irrigated ground with a protective berm to prevent irrigation water from reaching non-irrigated properties. Conditions of approval will be placed on the project to comply with these requirements.

The project site is considered an in-fill development and will not contribute to the loss of farmland or forest land. The project is not anticipated to create any adverse impacts to any adjacent agriculture.

Mitigation: None

References: Application; Referral response received from Turlock Irrigation District dated March 9, 2016; Stanislaus County General Plan and Support Documentation; Stanislaus County Zoning Ordinance.

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.

The project was referred to SJVAPCD and no response was received. However, the District’s Small Project Analysis Level (SPAL) guidance identifies thresholds of significance for criteria pollutant emissions, which are based on the District’s New Source Review (NSR) offset requirements for stationary sources. Using project type and size, the District has pre-qualified emissions and determined a size below which it is reasonable to conclude that a project would not exceed applicable thresholds of significance for criteria pollutants. In the interest of streamlining CEQA requirements, projects that fit the descriptions and are less than the project sizes provided by the District are deemed to have a less than significant impact on air quality due to criteria pollutant emissions and as such are excluded from quantifying criteria pollutant emissions for CEQA purposes. The District’s threshold of significance for residential projects is identified as 152 units, or 1,453 additional trips per day. According to the Federal Highway Administration the average daily vehicle trips per household is 9.6, which would equal 874 additional trips per day as a result of project approval (91 new units x 9.6 = 873.6). As this is below the District’s threshold of significance, no significant impacts to air quality are anticipated.

The project will not conflict with, or obstruct implementation of, any applicable air quality plan. The construction phase of this project will be required to meet SJVAPCD’s standards and to obtain all applicable permits.

Mitigation: None

References: San Joaquin Valley Air Pollution Control District’s Small Project Analysis Level (SPAL) guidance; 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 U.S. 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 proposed Vesting Tentative Subdivision Maps are made up of five (5) existing parcels. Of the four (4) parcels, only two (2) existing dwellings will remain as a part of the project request. The project site is surrounded by small lots, typically 5,000 to 8,000 square feet in size, developed with single family dwellings. Currently, there are no known protected habitat or species within the project site.

The project will not conflict with a Habitat Conservation Plan, a Natural Community Conservation Plan, or other locally approved conservation plans. Impacts to endangered species or habitats, locally designated species, wildlife dispersal or mitigation corridors are considered to be less than significant.

An early consultation was referred to the California Department of Fish and Wildlife (formerly the Department of Fish and Game) and no response was received.

Mitigation: None

References: 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: According to the Central California Information Center (CCIC), the project area has a low sensitivity for the possible discovery of prehistoric or historic resources on site. The CCIC identified one structure that may have been constructed in 1953 and that buildings over 45 years old may be considered potential cultural resources. The CCIC recommends a survey by a qualified resources consultant prior to implementation of the project or issuance of any discretionary permit. The site currently contains four (4) single family dwellings, and according to the County's Assessor records were constructed as early as 1979 and as recently as 1992. There is also five (5) agricultural storage building

within the project sites, which are to be removed prior to recording of the final map. There are no registered historical structures or landmarks existing on the site. Conditions of approval will be placed on the project to protect any pre-historic or historic resources found during construction activities.

Mitigation: None

References: Application; Referral response from Central California Information Center dated August 31, 2015; 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	

Discussion: As contained in Chapter Five 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. The applicant submitted a preliminary soils report to the Department of Public Works for the two proposed storm drainage retention basins and stormwater collection system. After reviewing the soils report, the Public Works Department approved the proposed stormwater plan. Any earth moving must be approved by Public Works as complying with adopted Standards and Specifications, which consider the potential for erosion and run-off prior to permit approval. The Building Division may utilize the results from the soils test, or require additional soils tests, to determine if unstable or expansive soils are present. If such soils are present, special engineering of any structures will be required to compensate for the soil deficiency. Any structures resulting from this project will be designed and built according to building standards appropriate to withstand shaking for the area in which they are constructed. As detailed in the project description, the proposed project will connect to public water and sewer through the Keyes Community Services District.

Mitigation: None

References: Application; Stanislaus County General Plan and Support Documentation¹

VII. GREENHOUSE GAS EMISSIONS -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	

Discussion: The principal Greenhouse Gasses (GHGs) are carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), sulfur hexafluoride (SF₆), perfluorocarbons (PFCs), hydrofluorocarbons (HFCs), and water vapor (H₂O). CO₂ is the reference gas for climate change because it is the predominant greenhouse gas emitted. To account for the varying warming potential of different GHGs, GHG emissions are often quantified and reported as CO₂ equivalents (CO₂e). In 2006, California passed the California Global Warming Solutions Act of 2006 (Assembly Bill [AB] No. 32), which requires the California Air Resources Board (ARB) design and implement emission limits, regulations, and other measures, such that feasible and cost-effective statewide GHG emissions are reduced to 1990 levels by 2020. GHGs emissions resulting from residential projects include emissions from temporary construction activities, energy consumption, and additional vehicle trips.

Minimal greenhouse gas emissions will occur during construction. Construction activities are considered to be less than significant as they are temporary in nature and are subject to meeting SJVAPCD standards for air quality control.

The proposed structures are subject to the mandatory planning and design, energy efficiency, water efficiency and conservation, material conservation and resources efficiency, and environmental quality measures of the California Green Building Standards (CALGreen) Code (California Code of Regulations, Title 24, Part 11). The California Energy Commission (CEC) has published reports estimating the percentage deductions in energy use resulting from these new standards. Based on CEC’s discussion on average savings for Title 24 improvements, these CEC savings percentages by end use can be used to account for a 22.7% reduction in electricity and a 10% reduction in natural gas use for single family residential units.

As mentioned in the Air Quality section, the project was referred to SJVAPCD and no response was received. The analysis of mobile source pollution within the Air Quality section based on SPAL would apply in regards to Greenhouse Gas Emissions as well. Therefore, the proposed project would pose less than significant impacts air emissions.

Mitigation: None

References: San Joaquin Valley Air Pollution Control District’s Small Project Analysis Level (SPAL) guidance; California Air Pollution Control Officers Association Quantifying Greenhouse Gas Mitigation Measures (August 2010); Stanislaus County General Plan and Support Documentation¹

VIII. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X	

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			X	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			X	

Discussion: The project was referred to the Department of Environmental Resources (DER) Hazardous Materials Division, which is responsible for overseeing hazardous materials. A response was received indicating that the developer shall conduct a Phase I or Phase II study prior to the issuance of a grading permit to determine if organic pesticides or metals exist on the project site. Any existing well or septic facilities are required to be destroyed through a permit issued by DER. Additionally, the Hazardous Materials Division requested that they be contacted should any underground storage tanks, buried chemicals, buried refuse, or contaminated soil be discovered during grading or construction. These comments will be reflected through the application of a condition of approval. Pesticide exposure is a risk in areas located in the vicinity of agricultural uses. Sources of exposure include contaminated groundwater, which is consumed and drift from spray applications. Application of sprays are strictly controlled by the Agricultural Commissioner and can only be accomplished after first obtaining permits. The groundwater is not known to be contaminated in this area and the project will be served by the Keyes Community Services District (CSD) for their domestic water and sewer. The project is located outside any land designated a fire hazard severity zone by Cal Fire. The property is served by the Keyes Fire Protection District and will pay fire impact fees for all new construction. A project referral was sent to Keyes Fire, but no comment has been received. The project site is not located near an Airport and is therefore not included in any land use compatibility plan.

Mitigation: None

References: Referral response received from the Department of Environmental Resources Hazardous Materials Division on March 15, 2016; Referral response received from Stanislaus County Subdivision Committee on March 18, 2016; Stanislaus County General Plan and Support Documentation; Airport Land Use Commission Plan¹

IX. HYDROLOGY AND WATER QUALITY -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?			X	
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			X	

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?			X	
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			X	
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			X	
f) Otherwise substantially degrade water quality?			X	
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			X	
j) Inundation by seiche, tsunami, or mudflow?			X	

Discussion: On-site areas subject to flooding have not been identified in accordance with the Federal Emergency Management Act (FEMA) and/or County designated flood areas. Development of the project sites will include paving for the roadway, house pads, driveways, curb, gutter, and sidewalks, including an eight foot high masonry wall along Washington Road. These types of development will alter the existing drainage pattern of the sites. Storm water is being proposed to be managed for the development through two storm drain retention basins for each map. The north map will feature a dual use retention basin and expansion of the existing County’s Hatch Park. The south basin will develop a stand-alone retention basin to handle any stormwater runoff. The storm water is proposed to be conveyed for the development through gravity by gutter to each basin. Preliminary drainage plans were reviewed and approved by the Department of Public Works.

The proposed project will not have a significant effect on groundwater levels as all proposed development will be served with domestic water from Keyes CSD. The applicant has received a will serve letter from Keyes CSD for each lot.

A referral response received from the Central Valley Regional Water Quality Control District provided a list of the Board’s permits and programs that may be applicable to the proposed project. The developer will be required to contact Regional Water to determine which permits/standards must be met prior to construction as a condition of approval.

Mitigation: None

References: Application; Keyes Community Service District Will Serve Letter dated May 05, 2015; Referral response from the Central Valley Regional Water Quality Control District dated March 09, 2016; Stanislaus County General Plan and Support Documentation¹

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: The proposed project will not physically divide an established community. The project is a residential infill project located within the community of Keyes. Existing land use designations for the project site include a General Plan designation of Low Density Residential (LDR). The north map has a Keyes Community Plan Designation of Medium-High Density Residential, which allows for zero to twenty-five units per net acre. The South map has a Keyes Community Plan Designation of LDR and a portion of Commercial. The LDR allows for zero to seven units per net acre. Both maps lie within the Single Family Residential – Urban Services zoning district, which allows for a minimum parcel size of 5,000 square feet and must be serviced by public water and sewer. The portion of Community Plan designated Commercial within the south map will be the location of the storm drainage basin, a compatible use allowed within the commercial zoning district. The project proposes to create 91 lots of at least 5,000± square feet on 19.9± acres, near the eastern border of the community of Keyes, which equates to a density of 4.5 units per acre. The proposed lot configuration is consistent with the General Plan, Community Plan, and zoning designations of LDR and R-1 US. As described earlier each lot will be served with domestic water and sewer from the Keyes CSD. The proposed project was presented to the Stanislaus County Subdivision Committee and all of the committees comments have been incorporated into the project.

The proposed project will not conflict with any applicable habitat conservation plan or natural community conservation plan, as there are none in the area.

Mitigation: None

References: Application; Referral response from Stanislaus County Subdivision Committee dated March 18, 2016; 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

Discussion: Based on the proximity to Washington Road, classified in the Circulation Element of the General Plan as a 60-foot Collector Roadway, the proposed project includes an eight (8) foot high block wall with landscaping along Washington Road on the eastern boundary of the project site, both for safety purposes and to reduce roadway noise exposure. A standard condition of approval will be added to the project to address the temporary increase in noise during the construction phase of the project. The project is not included in any airport land use compatibility plan, nor is it located near any private airports.

Mitigation: None

References: Application; Stanislaus County General Plan and Support Documentation¹

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

Discussion: The proposed project will not create significant service extensions or new infrastructure which could be considered as growth inducing, as services are available to neighboring properties. The extension of Keyes CSD water and sewer services will not induce any further growth as the development is an infill project. The site is surrounded by similar LDR development.

Mitigation: None

References: Application; Stanislaus County General Plan and Support Documentation¹

XIV. PUBLIC SERVICES --	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Would the project result in the 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:			X	
Fire protection?			X	
Police protection?			X	
Schools?			X	
Parks?			X	
Other public facilities?			X	

Discussion: The County has adopted Public Facilities Fees, School as well as a Fire Facility Fees on behalf of the appropriate district, to address impacts to public services. All new dwellings will be required to pay the applicable Public Facility Fees through the building permit process. The Sheriff’s Department also uses a standardized fee for new dwellings that will be incorporated into the Conditions of Approval. The Stanislaus County Department of Parks and Recreation has calculated an in-lieu fee which will be paid by the developer to accommodate increased recreation needs occurring as a result of the residential development. The Keyes Union School District commented that there is not anticipated impact on school facilities with this project.

Mitigation: None

References: Referral response from Keyes Union School District dated March 31, 2016; Stanislaus County General Plan and Support Documentation¹

XV. RECREATION --	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			X	

Discussion: The General Plan requires at least three (3) net acres of developed neighborhood parks, or the maximum number allowed by law, to be provided for every 1,000 residents. As stated earlier, the north map abuts the County’s Hatch Park. The Keyes Community Plan stipulates Hatch Park as 15 acre Community Park. Currently, Hatch Park is approximately 5.2± acres in size. Based on the number of lots being created in the north map, the applicant has agreed to dedicate about 0.79± acres of land to expand the existing Hatch Park. This dedication will be in conjunction with the dual use storm drain basin, which will front the Cora Way extension. The applicant has also agreed to provide offsite improvements and amenities to the existing Hatch Park as well. With the addition of the 0.79± acres, Hatch Park will be expanded to 5.9± acres. While Hatch Park will be well below the 15 acre designation Community Park in the Keyes Community Plan, there has been development of a 6.82± acre dual use storm water basin/park to the north of the project site as part of unrelated residential development. Furthermore, there is also still the possibility of park expansion with the two adjacent parcels to the south of the project site. All these factors combined will decrease the possibility of significant impacts to recreational facilities in the Keyes Community.

As for the south map, based on the number of lots being created, conditions of approval will be added to the project to require in-lieu park fees. These fees will be required at the issuance of building permit for each lot.

Mitigation: None

References: Application; Referral response from Stanislaus County Subdivision Committee dated March 18, 2016; Stanislaus County General Plan and Support Documentation¹

XVI. TRANSPORTATION/TRAFFIC -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?		X		
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?			X	
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?			X	
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
e) Result in inadequate emergency access?			X	
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?			X	

Discussion: The proposed project is requesting to create 91 lots for the development of single family homes including the extension of Stella Avenue, Norma and Cora Way as well as developing Washington Road to its appropriate standard. All extensions will feature curb, gutter, and sidewalk. Both Keyes North and South maps will link the existing roads with creation of 50 foot wide interior roadways, allowing for continual traffic flow through each development. The Cora Way extension will run south of the current Isabella/Cora intersection and stub out in the adjacent southwest parcel. The development of both Keyes North and South will create a network of pedestrian travel via sidewalks to connect with existing residential development.

This project was referred to the Department of Public Works and the State of California Department of Transportation (CalTrans). CalTrans responded with a request that the applicant contribute towards the future signal improvement at the SR-99 and Keyes Road ramp intersections. This information was forwarded to the Department of Public Works, who responded with the applicant's fair share amount, as determined by the Keyes Community Plan. The fair share amount has been updated to account for inflation. These fees have been added as a mitigation measure.

Mitigation:

- The applicant shall pay the Keyes Community Plan Mitigation Funding Program fees for Low Density Residential (R-1) per the Keyes Community Plan Adopted on April 18, 2000. The fees were calculated in 2003 at \$178.92 per dwelling. With the fees adjusted for inflation using the Engineering News-Record index, the July 2015 fees are \$270.17 per dwelling. These fees will be paid prior to the issuance of any building permit for a single family dwelling.

References: Application; Referral response from the State of California Department of Transportation dated March 21, 2016; Referral response from Department of Public Works dated June 24, 2016; 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 wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X	
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X	
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
g) Comply with federal, state, and local statutes and regulations related to solid waste?			X	

Discussion: Limitations on providing utility services have not been identified. The project will be served by the Keyes CSD with public water and sewer services. A will serve letter received from the Keyes CSD indicates that the developer will be responsible for installing all necessary infrastructure improvements required for the public water and sewer connections. The developer also must submit improvement plans to the District for review and approval, provide a bond to cover the improvement/connection costs, and pay all applicable deposit, connection, and inspection fees. These requirements will be required as conditions of approval for the project.

The project site is currently not located within the Keyes CSD service area. A referral response was received from the Local Agency Formation Commission Organization (LAFCO) indicating that the project sites will need to be annexed into the Keyes CSD prior to service. As part of the LAFCO referral response, information regarding the proposed utilities service regarding quantity and quality of the water being served was requested. An additional referral response from the Keyes CSD indicated that based on the number of current services connections for water and sewer service that would have the additional capacity of approximately 600-800 service connections, well below the number of lots being proposed. The District also added that they have been awarded funds from the State to address water quality within existing wells. The funds will be utilized to establish a treatment facility to transport water extracted from existing well sites to be treated and then return to the distribution system. The facility is anticipated to reduce any potential contaminants levels to below State and Federal maximum levels. Staff believes that there will not be anticipated significant effects for the project sites ability to be served by the proposed utilities.

Storm water is proposed to be managed for the development through gravity by gutter to catch basins and then piped to the proposed storm drain retention basins. A remainder lot is also being requested as part of the North map. The remainder will be utilized to tie in the new sewer line to an existing sewer line through an alley way between Norma Way and Maude Avenue. The current parcel, where a portion of the remainder will lie, is utilized for ingress and egress by existing residential development. To ensure this development will maintain its existing access, an irrevocable public utility and ingress/egress easement will be recorded on the remainder. This will be addressed in the projects conditions of approval.

Electricity will be provided to the project by the Turlock Irrigation District (TID). A referral response received from TID indicated that any existing TID infrastructure (irrigation or electric) that must be relocated as a result of the project shall be approved by TID and completed at the developer’s expense.

Mitigation: None

References: Application; Referral response from Keyes Community Service District dated May 05, 2015 and June 28, 2016; Referral response from Local Agency Foundation Commission Organization dated March 15, 2016; 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	

Discussion: Review of this project has not indicated any features, which might significantly impact the environmental quality of the site and/or adjacent areas.

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.

Stanislaus County

Planning and Community Development

1010 10th Street, Suite 3400
Modesto, CA 95354

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

Mitigation Monitoring and Reporting Program

Adapted from CEQA Guidelines sec. 15097 Final Text, October 26, 1998

July 5, 2016

1. Project title and location: Vesting Tentative Subdivision Map Application No's.
PLN2015-0101 – Keyes 19 North & PLN2015-0102 –
Keyes 19 South

5819 Washington Road & 4713, 4805 & 4707
Norma Way, between Lucinda Avenue and Nunes
Road, in the Community of Keyes.
APN: 045-071-005, 045-021-008, 045-021-024,
045-021-023 & 045-021-003.
2. Project Applicant name and address: C Valley Properties LLC, KD Land & Cattle
Investments, LLC
3465 Lochinar Ave #124
Santa Clara, CA 95051
3. Person Responsible for Implementing
Mitigation Program (Applicant Representative): Stanislaus County Department of Public Works
4. Contact person at County: Jeremy Ballard, Assistant Planner (209) 525-6330

MITIGATION MEASURES AND MONITORING PROGRAM:

XVI. TRANSPORTATION/TRAFFIC

No.1 Mitigation Measure: The applicant shall pay the Keyes Community Plan Mitigation Funding Program fees for Low Density Residential (R-1) per the Keyes Community Plan Adopted on April 18, 2000. The fees were calculated in 2003 at \$178.92 per dwelling. With the fees adjusted for inflation using the Engineering News-Record index, the July 2015 fees are \$270.17 per dwelling. These fees will be paid prior to the issuance of any building permit for a single family dwelling.

Who Implements the Measure:	Applicant
When should the measure be implemented:	Prior to issuance of each building permit.
Who verifies compliance:	Stanislaus County Planning and Community Development Department, Building Division.
Other Responsible Agencies:	Agency or N/A

I, the undersigned, do hereby certify that I understand and agree to be responsible for implementing the Mitigation Program for the above listed project.

Signature on file
Person Responsible for Implementing
Mitigation Program

July 5, 2016
Date

MITIGATED NEGATIVE DECLARATION

- NAME OF PROJECT:** Vesting Tentative Subdivision Map Application Nos. PLN2015-0101 – Keyes 19 North & PLN2015-0102 – Keyes 19 South
- LOCATION OF PROJECT:** 5819 Washington Road & 4713, 4805 & 4707 Norma Way, between Lucinda Avenue and Nunes Road, in the Community of Keyes. APN: 045-071-005, 045-021-008, 045-021-024, 045-021-023, 045-021-003.
- PROJECT DEVELOPER:** C Valley Properties LLC, KD Land & Cattle Investments, LLC
3465 Lochinar Ave #124
Santa Clara, CA 95051
- DESCRIPTION OF PROJECT:** Request to subdivide five parcels totaling 19.9 acres to create 91 new parcels of at least 5,000 square feet in size in the Single-Family Residential, Urban Services (R-1 US) zoning district.

Based upon the Initial Study, dated **June 30, 2016**, 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 aforementioned findings are contingent upon the following mitigation measures (if indicated) which shall be incorporated into this project:

XVI. TRANSPORTATION/TRAFFIC

No.1 Mitigation Measure: The applicant shall pay the Keyes Community Plan Mitigation Funding Program fees for Low Density Residential (R-1) per the Keyes Community Plan Adopted on April 18, 2000. The fees were calculated in 2003 at \$178.92 per dwelling. With the fees adjusted for inflation using the Engineering News-Record index, the July 2015 fees are \$270.17 per dwelling. These fees will be paid prior to the issuance of any building permit for a single family dwelling.

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: Jeremy Ballard, Assistant 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: VTSM NO. PLN2015-0101 - KEYES 19 NORTH

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 FISH & WILDLIFE	X	X	X		X							
CA DEPT OF TRANSPORTATION DIST 10	X	X	X	X				X		X		X
CA DEPT OF WATER RESOURCES	X	X	X		X							
CA OPR STATE CLEARINGHOUSE	X	X		X				X		X		X
CA RWQCB CENTRAL VALLEY REGION	X	X	X	X				X		X	X	
COMMUNITY SERVICES / SANITARY DIST:	X	X			X							
COOPERATIVE EXTENSION	X	X	X		X							
FIRE PROTECTION DIST: KEYES	X	X	X		X							
IRRIGATION DISTRICT: TID	X	X	X	X				X		X	X	
MOSQUITO DISTRICT: TURLOCK	X	X	X		X							
MT VALLEY EMERGENCY MEDICAL	X	X	X		X							
MUNICIPAL ADVISORY COUNCIL: KEYES	X	X	X		X							
PACIFIC GAS & ELECTRIC	X	X	X		X							
RAILROAD: UNION PACIFIC	X	X	X		X							
SAN JOAQUIN VALLEY APCD	X	X	X		X							
SCHOOL DISTRICT 1: KEYES UNION ELEM	X	X	X	X				X		X		X
SCHOOL DISTRICT 2: TURLOCK JOINT UNION	X	X	X		X							
STAN CO AG COMMISSIONER	X	X	X		X							
STAN CO BUILDING PERMITS DIVISION	X	X	X		X							
STAN CO CEO	X	X	X		X							
STAN CO DER	X	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	X				X		X	X	
STAN CO PARKS & RECREATION	X	X	X	X				X		X	X	
STAN CO PUBLIC WORKS	X	X	X	X				X	X		X	
STAN CO SHERIFF	X	X	X		X							
STAN CO SUPERVISOR DIST 2: CHIESA	X	X	X		X							
STAN COUNTY COUNSEL	X	X	X		X							
STANISLAUS FIRE PREVENTION BUREAU	X	X	X	X				X		X	X	
STANCOG	X	X	X		X							
STANISLAUS LAFCO	X	X	X	X				X		X	X	
SURROUNDING LAND OWNERS			X									
TELEPHONE COMPANY: ATT	X	X	X		X							
TRIBAL CONTACTS		X	X		X							
US MILITARY AGENCIES (SB 1462) (5 agencies)	X	X	X		X							
WATER DISTRICT: KEYES	X	X	X	X				X		X		X