

# STANISLAUS COUNTY PLANNING COMMISSION

December 15, 2016

## STAFF REPORT

PARCEL MAP APPLICATION NO. PLN2016-0032  
KRUM

**REQUEST: TO SUBDIVIDE A 9.74± ACRE PARCEL INTO TWO (2) PARCELS OF 6.74± AND 3± ACRES IN THE A-2-3 ZONING DISTRICT**

### APPLICATION INFORMATION

Applicant/Property owner:	Justin K. & Ivie T. Krum
Agent:	Gerry Hammond
Location:	7643 Langworth Road, south of State Highway 108, between the Cities of Riverbank & Oakdale.
Section, Township, Range:	20-2-10
Supervisory District:	One (Supervisor O'Brien)
Assessor's Parcel:	062-032-009
Referrals:	See Exhibit F Environmental Review Referrals
Area of Parcel(s):	Proposed Parcel 1: 6.74± acres Proposed Parcel 2: 3± acres
Water Supply:	Private well
Sewage Disposal:	Septic system
Existing Zoning:	A-2-3 (General Agriculture)
General Plan Designation:	AG (Agriculture)
Sphere of Influence:	N/A
Community Plan Designation:	N/A
Williamson Act Contract No.:	N/A
Environmental Review:	Negative Declaration
Present Land Use:	Three Single-family dwellings, shop building, shed and pasture.
Surrounding Land Use:	Orchards to the east; ranchettes to the south and west; and residential development, ranchettes, and State Route 108 to the north.

### RECOMMENDATION

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

## **PROJECT DESCRIPTION**

The project is a request to subdivide an existing 9.74± acre parcel into two (2) parcels of 6.74± and 3.0± in the A-2-3 (General Agriculture) zoning district.

## **SITE DESCRIPTION**

The site is located at 7643 Langworth Road, south of State Highway 108, between the City of Riverbank & Oakdale (See Exhibit B – *Maps and Tentative Parcel Map*). It has currently been developed with three single-family dwellings and two accessory structures as well as a pasture on the western portion of the site. The site is surrounded by orchards to the east, and scattered ranchettes to the west, south, and north.

## **ISSUES**

The following issues have been identified as part of the review of the project:

Currently, the site has been developed with three single-family dwellings. The A-2 (General Agriculture) zoning code only allows for one (1) dwelling per parcel if under 20 acres. As part of the construction of the most recent dwelling (Proposed Parcel 1), the applicant was required to submit for a building permit to remove one (1) or combine the two (2) existing dwellings (Proposed Parcel 2), but the applicant never completed the permit. A condition of approval has been added to the project to require the removal or combining of the two (2) dwellings prior to the recording of the parcel map. Subsequently, if the parcel map is not approved the applicant will still be required to remove or combine the dwellings in question.

## **GENERAL PLAN CONSISTENCY**

The site is currently designated “Agriculture” in the Stanislaus County General Plan and this designation is consistent with an A-2 (General Agriculture) zoning district. The Agricultural designation recognizes the value and importance of agriculture by acting to preclude incompatible urban development within agricultural areas and, as such, should generally be zoned with 40 to 160 acre minimum parcels sizes. Exceptions to these zones of 40 and 160, include land in a ranchette area that due to existing parcelization, poor soils or other factors such as location limit the agricultural productivity area and thus the minimum size may be smaller. The project site’s A-2-3 zoning requires a minimum parcel size of three (3) acres for the creation of the new parcels. The use of the proposed parcels will remain as ranchette parcels with a pasture in the western portion of the parcels. Based on these factors, staff believes the proposed project to be consistent with the County’s General Plan.

## **ZONING & SUBDIVISION ORDINANCE CONSISTENCY**

Both proposed parcels meet the minimum parcel size requirement of the A-2-3 (General Agriculture) zoning district and will have physical access to the County-maintained Langworth Road. Currently, the site has been developed with three single-family dwellings. The A-2 zoning code only allows for one (1) home per parcel if under 20 acres and as discussed in the Issues section, a condition of approval has been added to remove or combine two (2) of the existing dwellings. Therefore, if approved each proposed parcels will be developed with one single-family dwelling and a single accessory structure. Neither parcel is enrolled in the Williamson Act Contract.

### **Subdivision Design Standards**

According to the Stanislaus County Subdivision Ordinance, Chapter 20.52.160 Lots-Width to depth ratio:

- A. The depth of lots shall not exceed the road frontage by more than three (3) times where the total frontage is less than three hundred feet, nor more than four (4) times where the total frontage is three hundred feet or more.

In the case of this Proposed Parcel 2, the road frontage along Langworth is approximately 207± feet, and a lot depth of approximately 905± feet, exceeding the 3:1 ratio. However section (B) has identified an alternative if (A) cannot be met.

- B. The width to depth ratio on rectangular or nonrectangular parcels may be greater than required in subsection A of this section, provided it is demonstrated to the satisfaction of the department when the tentative parcel or subdivision map is submitted, the resulting parcel(s):
  - 1. Can be used for its intended purpose;
  - 2. Will not be detrimental to the continued agricultural use of said parcel(s) when designated as agricultural on the Land Use Element of the General Plan;
  - 3. Is/are consistent with the potential subdivision of the total property as well as any approved city zoning and development plans;
  - 4. Will not be detrimental to the public welfare nor injurious to other property in the neighborhood of the proposed subdivision.

The applicant has requested this configuration to retain the existing accessory structures onto the parcels they serve and are owned by. In response to section (B) approval criteria, the proposed parcel will remain a ranchette parcel developed with a single-family dwelling, accessory structure, and a pasture on the western portion of the site. The western portions of both parcels will continue to be utilized as irrigated pastures. The proposed parcel configuration will not affect the ability to continue these uses as such. Staff believes that the requested parcel map would be consistent with the A-2 zoning district as well as the County's Subdivision Ordinance.

### **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 F - *Environmental Review Referrals*.) A Negative Declaration has been prepared for approval prior to action on the map itself as the project will not have a significant effect on the environment. (See Exhibit E - *Negative Declaration*.) Conditions of approval reflecting referral responses have been placed on the project. (See Exhibit C - *Conditions of Approval*.)

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**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 and Tentative Parcel Map
- Exhibit C - Conditions of Approval
- Exhibit D - Initial Study
- Exhibit E - Negative Declaration
- Exhibit F - Environmental Review Referral

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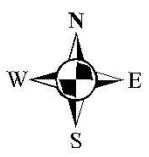
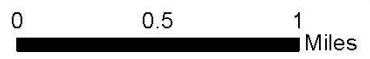
**Exhibit A**  
**Findings and Actions Required for Project Approval**

1. Adopt the Negative Declaration pursuant to CEQA Guidelines Section 15074(b), by finding that on the basis of the whole record, including the Initial Study and any comments received, that there is no substantial evidence the project will have a significant effect on the environment and that the Negative Declaration reflects Stanislaus County's independent judgment and analysis.
2. Order the filing of a Notice of Determination with the Stanislaus County Clerk-Recorder pursuant to Public Resources Code Section 21152 and CEQA Guidelines Section 15075.
3. Find that:
  - (a) The proposed map is consistent with applicable general and community plans as specified in Section 65451.
  - (b) The design or improvement of the proposed subdivision is consistent with applicable general and specific plans.
  - (c) The site is physically suitable for the type of development.
  - (d) The site is physically suitable for the proposed density of development.
  - (e) The design of the parcel map or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
  - (f) The design of the parcel 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 governing body may approve a map if it finds that alternate easements, for access or for use, will be provided and that these will be substantially equivalent to ones previously acquired by the public.
  - (h) The project will increase activities in and around the project area, and increase demands for roads and services, thereby requiring dedication and improvements.
4. Approve Tentative Parcel Map Application No. PLN2016-0032 – Krum, subject to the attached Conditions of Approval.

**PM PLN2016-0032  
KRUM  
AREA MAP**

**Legend:**

-  Krum - Site
-  Rivers
-  Roads
-  Oakdale
-  Riverbank
-  Sphere of Influence



9

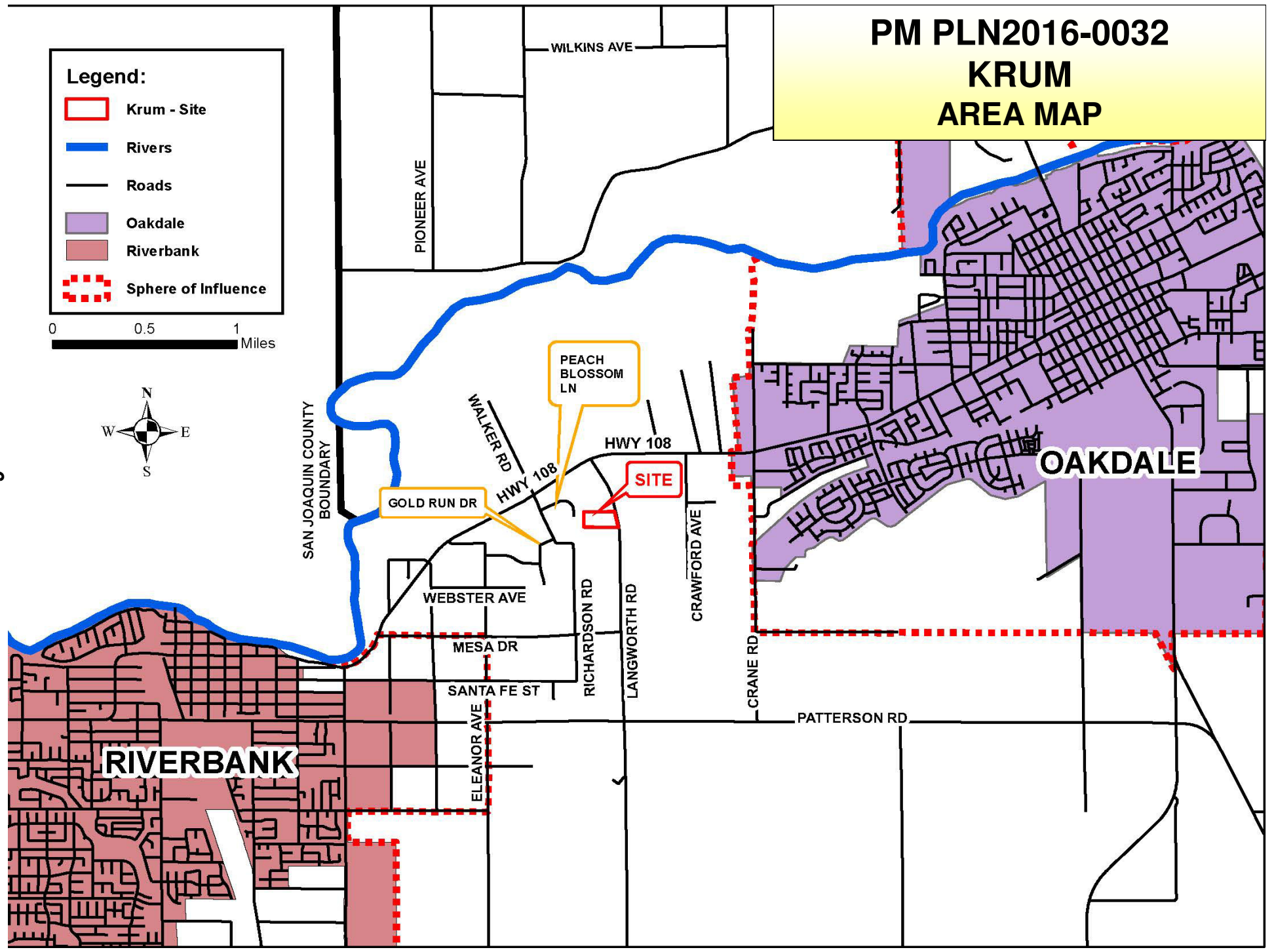



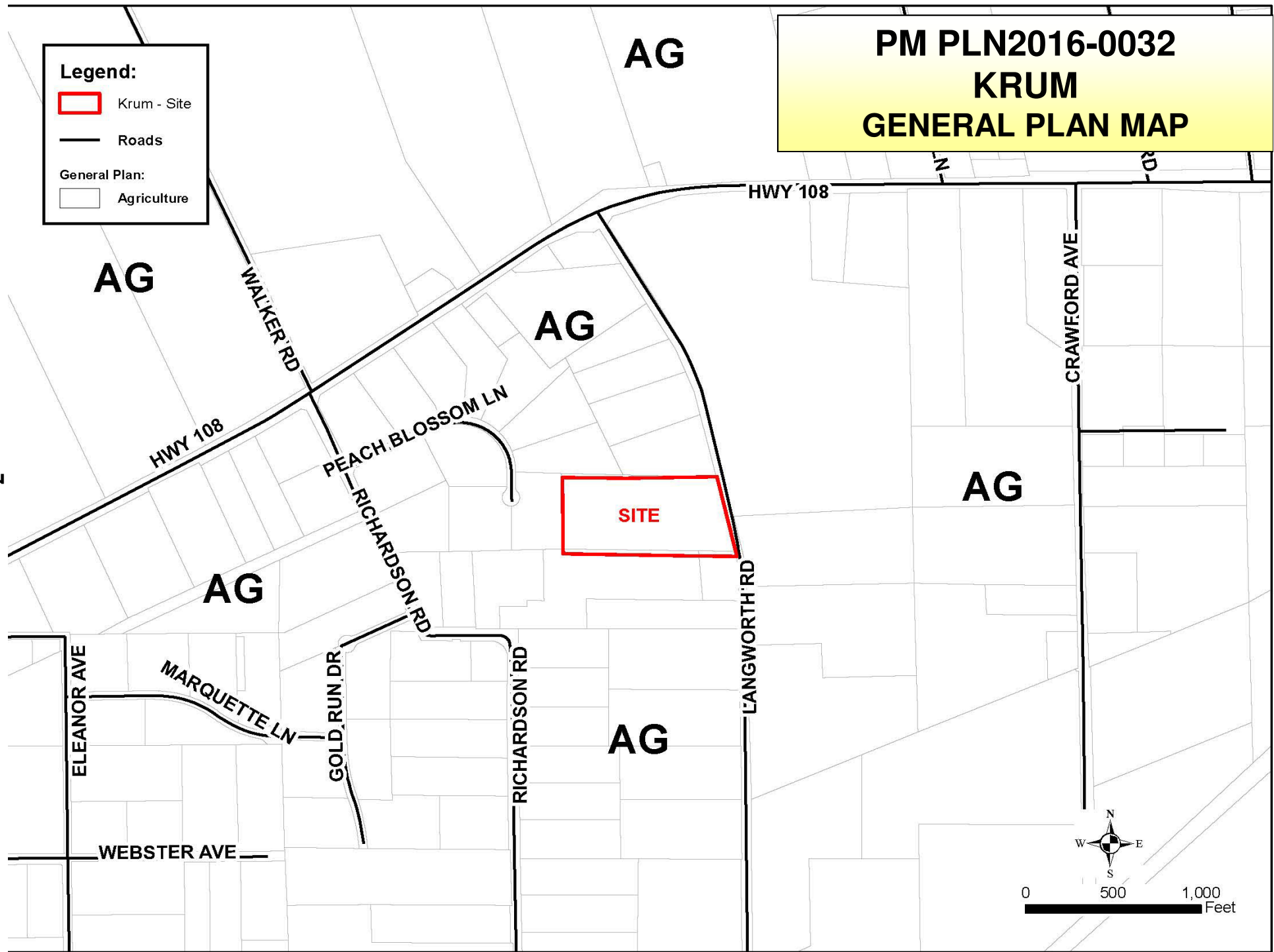


EXHIBIT B

**PM PLN2016-0032  
KRUM  
GENERAL PLAN MAP**

**Legend:**

-  Krum - Site
-  Roads
- General Plan:
  -  Agriculture



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EXHIBIT B-1

**PM PLN2016-0032  
KRUM  
ZONING DESIGNATION MAP**

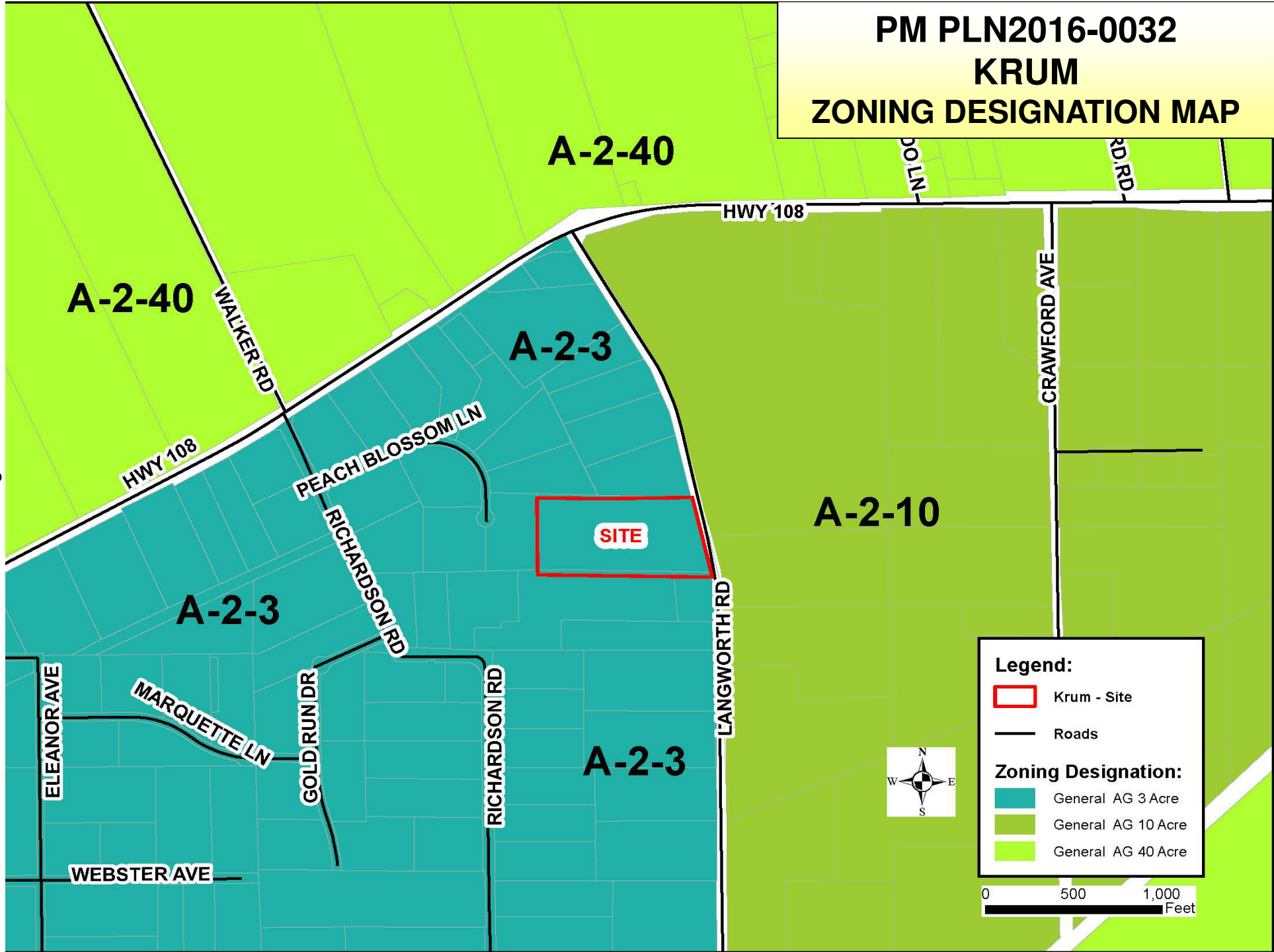


EXHIBIT B-2

8



# PM PLN2016-0032 KRUM ACREAGE MAP

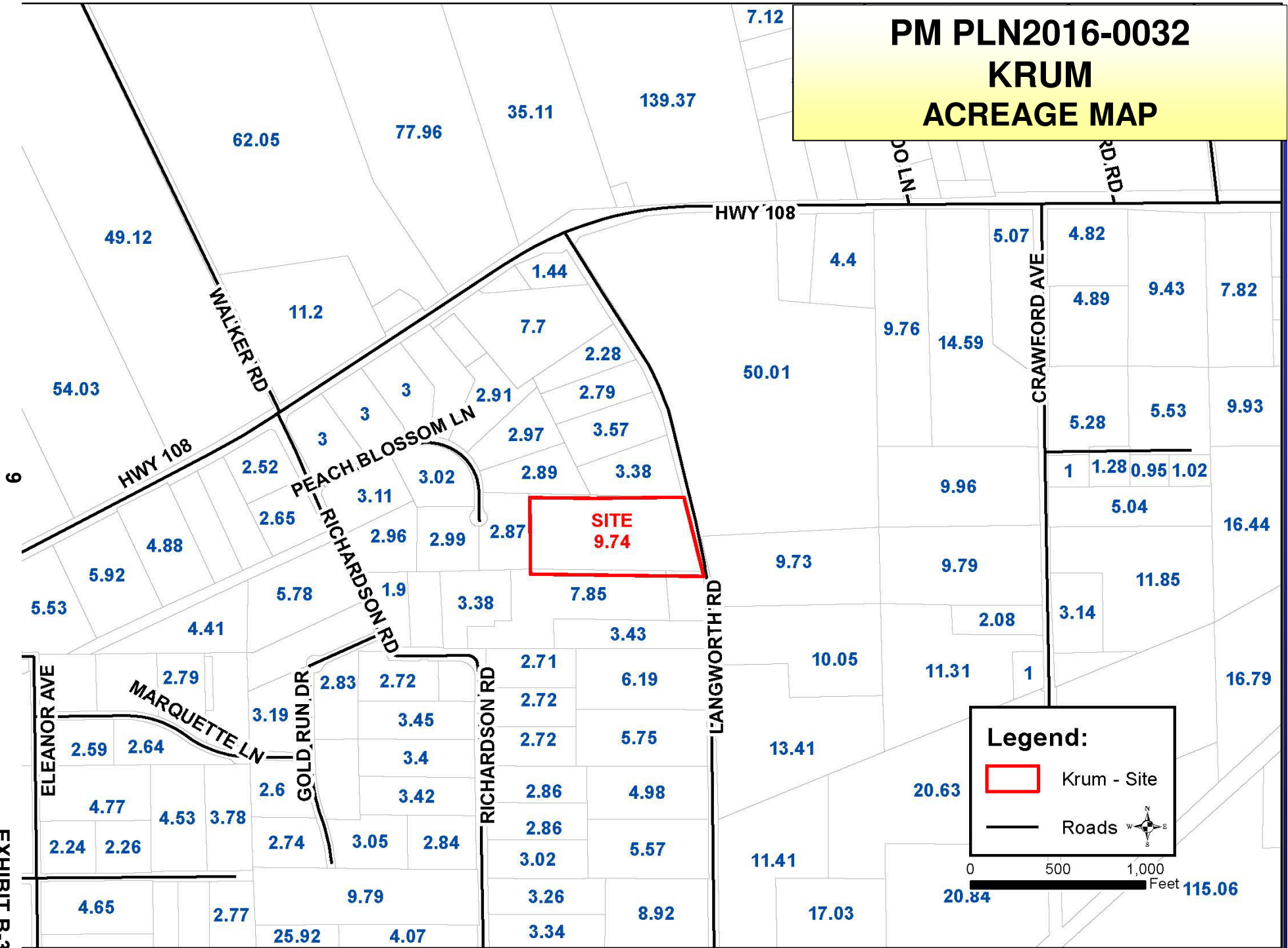


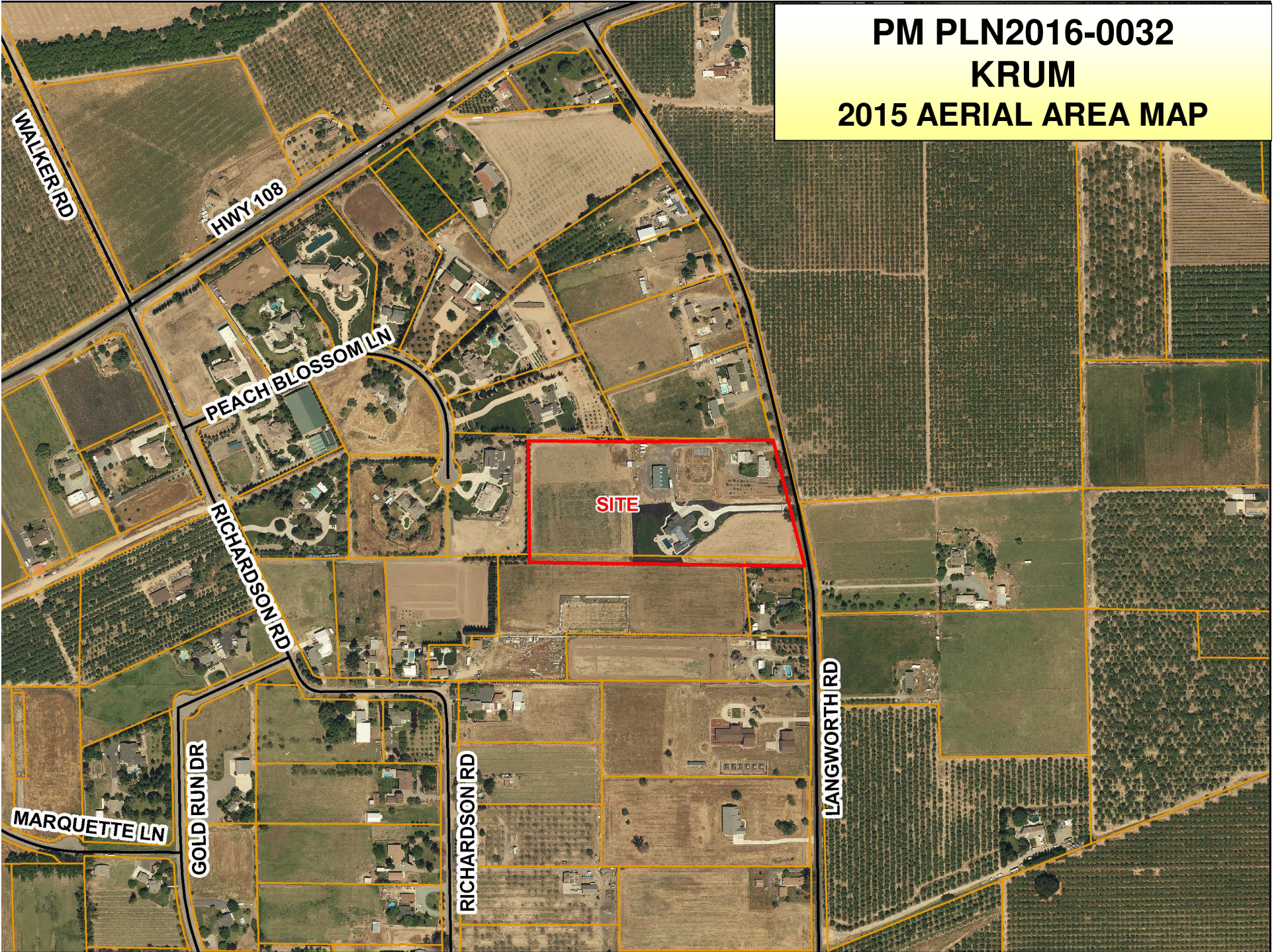
EXHIBIT B-3

6

0 500 1,000 Feet 115.06

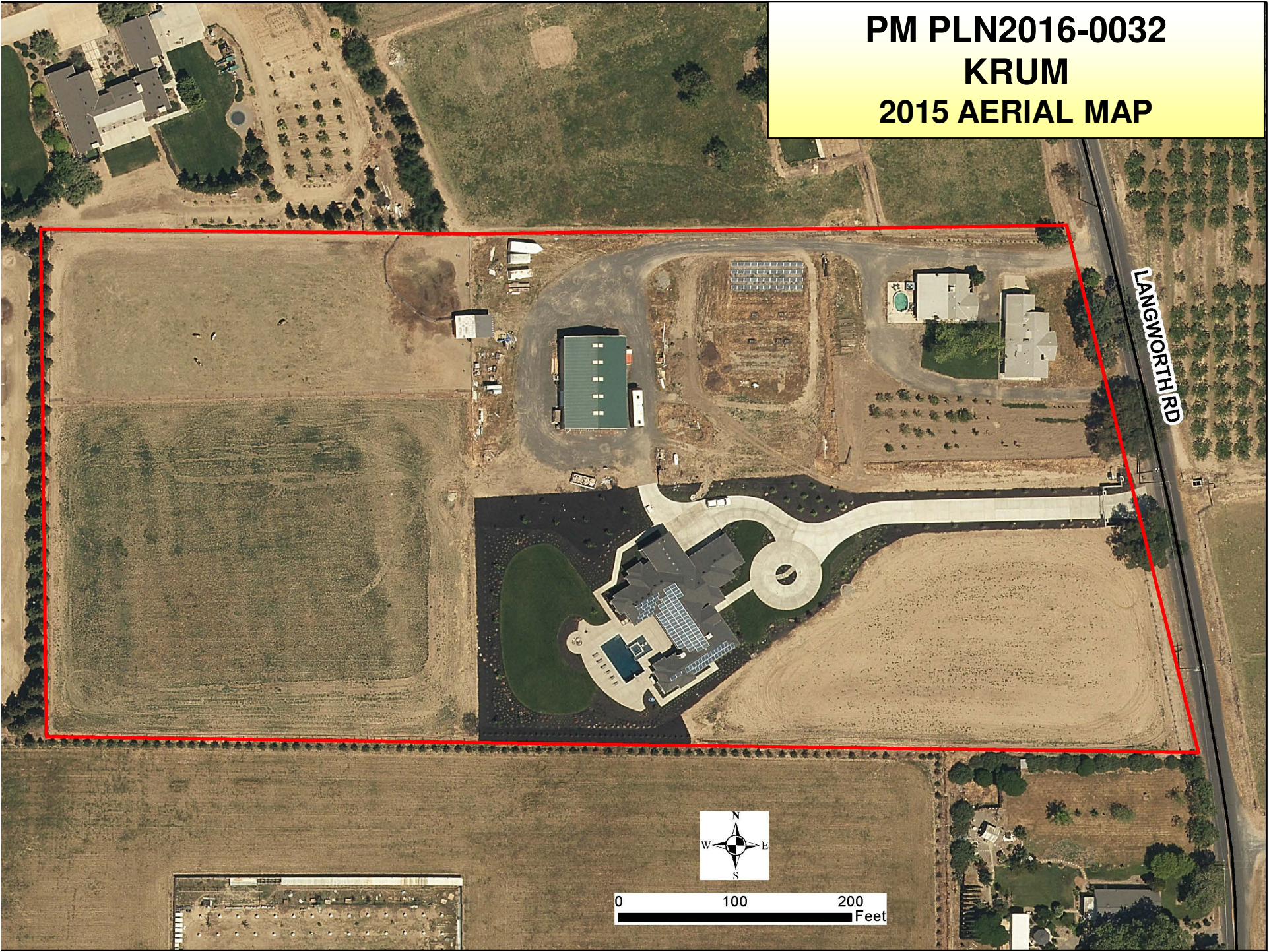


**PM PLN2016-0032  
KRUM  
2015 AERIAL AREA MAP**





**PM PLN2016-0032  
KRUM  
2015 AERIAL MAP**



**LANGWORTH RD**



0 100 200 Feet



# PM PLN2016-0032 KRUM TENATIVE PARCEL MAP

DESCRIPTION - DESCRIBED BY COAST AND GEODETIC SURVEY A BENCHMARK DISK SIET IN TOP OF CONCRETE MONUMENT AT THE NORTHWEST CORNER OF THE INTERSECTION OF REED ROAD AVENUE AND HIGHWAY 120, 28' NORTHWEST OF THE OLD CENTERLINE OF HIGHWAY 120, 27.0' SOUTHWEST OF THE CENTERLINE OF REED AVENUE. ELEVATION = 144.00' NAVD 88 VERTICAL ORDER FIRST CLASS II

## LEGAL DESCRIPTION

THE LAND REFERRED TO IS IN THE UNINCORPORATED AREA OF THE COUNTY OF STANISLAUS, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 10 EAST, MOUNT DIABLO BASE AND MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT NORTH 2°54' WEST 6.934 CHAINS FROM THE MID QUARTER CORNER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 10 EAST; THENCE RUN SOUTH 89°39' WEST 15.265 CHAINS; THENCE NORTH 0°12' WEST 6.90 CHAINS; THENCE NORTH 89°39' EAST 13.718 CHAINS; THENCE SOUTH 13°26' EAST 8.845 CHAINS; THENCE SOUTH 2°54' EAST .22 CHAINS TO THE POINT OF BEGINNING.

APN 062-032-009-000

## GENERAL DESCRIPTION

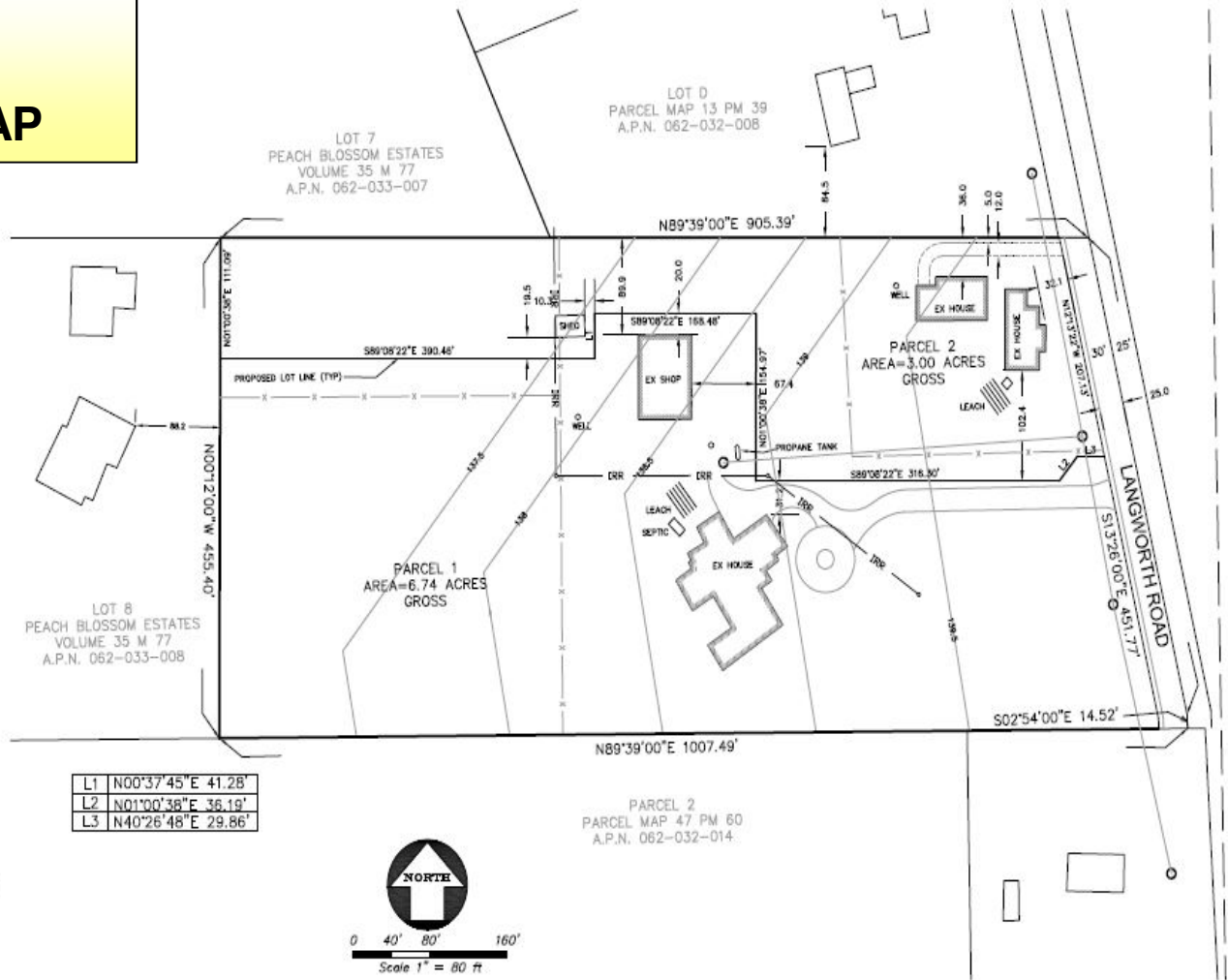
OWNERS: JUSTIN K. & IVY T. KRUM  
 PROJECT NAME: PARCEL MAP OF INST# 2009-0085680-00  
 PROJECT ADDRESS: 7643 LANGWORTH ROAD, OAKDALE, CA. 95361  
 SUBDIVIDER: GERRY HAMMOND 209.531.8552  
 OWNER: JUSTIN K. & IVY T. KRUM  
 A.P.N. 062-032-009-000  
 ZONING: A-2-3 - GENERAL AGRICULTURE 3 ACRE  
 TOTAL SITE AREA: 9.84ACRESS (GROSS)  
 SOIL TYPE: SANDY LOAM

FLOOD ZONE NOTE:  
 THE SUBJECT PROPERTY IS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR STANISLAUS COUNTY, CALIFORNIA, MAP NUMBER 06099C0335E FOR COMMUNITY NUMBER 060387 (STANISLAUS COUNTY), WITH AN EFFECTIVE DATE OF SEPTEMBER 26, 2008 AS BEING LABELED OTHER AREAS.  
 EXISTING EASEMENTS: NONE

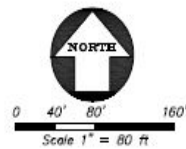
PROPOSED EASEMENTS: NONE

## LEGEND

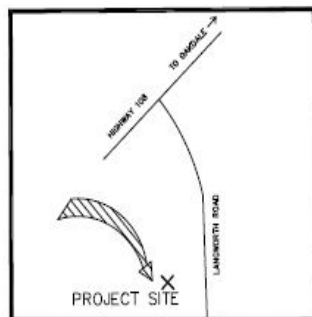
- x-x-x-x-x-x- EXISTING FENCE
- \_\_\_\_\_ PROPOSED PROPERTY LINE
- \_\_\_\_\_ PROPOSED DRIVEWAY
- \_\_\_\_\_ EXISTING PROPERTY LINE
- \_\_\_\_\_ SECTION LINE
- \_\_\_\_\_ OVERHEAD POWER
- \_\_\_\_\_(100.00)\_\_\_\_\_ CONTOUR LABEL
- WELL
- POWER POLE
- SFN SEARCHED, FOUND NOTHING
- IP, IRON PIPE
- D.E. DRAINAGE EASEMENT
- O.P.U.E. OVERHEAD PUBLIC UTILITY EASEMENT
- R.P.U.E. ROAD AND PUBLIC UTILITY EASEMENT



L1	N00°37'45"E	41.28'
L2	N01°00'38"E	36.19'
L3	N40°26'48"E	29.86'



## VICINITY MAP



## MAP PREPARED BY

GERRY HAMMOND, LS 8166  
 7707 LANGWORTH ROAD  
 OAKDALE, CA. 95361  
 P. 209.531.8552



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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)

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## **CONDITIONS OF APPROVAL**

### **PARCEL MAP APPLICATION NO. PLN2016-0032 KRUM**

#### **Department of Planning and Community Development**

1. Use(s) shall be conducted as described in the application and supporting information (including the parcel map) 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 building permit issuance.
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. The recorded parcel map shall contain the following statement:

“All persons purchasing lots within the boundaries of this approved map should be prepared to accept the inconveniences associated with the agricultural operations, such as noise, odors, flies, dust, or fumes. Stanislaus County has determined that such inconveniences shall not be considered to be a nuisance if agricultural operations are consistent with accepted customs and standards.”

8. Prior to the recording of the parcel map, the applicant shall final a building permit for the combination of the existing dwellings or for the demolition of one (1) of the two (2) dwellings on Proposed Parcel 2. Proposed Parcels 1 and 2 shall each be allowed only one (1) single-family dwelling at the time of Parcel Map recording.

**Department of Public Works**

9. The recorded parcel map shall be prepared by a licensed land surveyor or a registered civil engineer licensed to practice land surveying.
10. All structures not shown on the tentative parcel map shall be removed prior to the parcel map being recorded.
11. The new parcel shall be surveyed and fully monumented prior to the recording of the parcel map.

**Building Permits Division**

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

**Oakdale Irrigation District**

13. A new connection application shall be submitted and granted by the OID Board of Directors prior to any irrigation water deliveries for each proposed parcel.

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*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~~.*



**DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT**

1010 10<sup>th</sup> Street, Suite 3400, Modesto, CA 95354  
Phone: 209.525.6330 Fax: 209.525.5911

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## **CEQA INITIAL STUDY**

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

1. **Project title:** Parcel Map Application No. PLN2016-0032 - Krum
2. **Lead agency name and address:** Stanislaus County  
1010 10<sup>th</sup> Street, Suite 3400  
Modesto, CA 95354
3. **Contact person and phone number:** Jeremy Ballard, Assistant Planner
4. **Project location:** 7643 Langworth Road, south of State Highway 108, between the City of Riverbank & Oakdale. APN: 062-032-009.
5. **Project sponsor's name and address:** Justin & Ivie Krum  
7643 Langworth Road  
Oakdale, California 95361
6. **General Plan designation:** AG (Agriculture)
7. **Zoning:** A-2-3 ( General Agriculture)
8. **Description of project:**

Request to subdivide a 9.74± acre parcel into two parcels of 6.74± and 3± acres in size in the A-2-3 (General Agriculture) zoning district. Each proposed parcel has been developed with residential development as well as accessory structures. The property currently receives irrigation water from the Oakdale Irrigation District to irrigate existing pasture land and will continue to do so if the proposed parcel map is approved. Each proposed parcel will also have individual access to Langworth Road, a County maintained road.

9. **Surrounding land uses and setting:** Orchards to the east, pastures and ranchettes to the south and single family development to the west and to the north residential develop and State Route 108.
10. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):** Department of Public Works, Environmental Resources, Oakdale Irrigation District.

**STRIVING TO BE THE BEST COUNTY IN AMERICA**

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Aesthetics               | <input type="checkbox"/> Agriculture & Forestry Resources | <input type="checkbox"/> Air Quality                        |
| <input type="checkbox"/> Biological Resources     | <input type="checkbox"/> Cultural Resources               | <input type="checkbox"/> Geology / Soils                    |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials    | <input type="checkbox"/> Hydrology / Water Quality          |
| <input type="checkbox"/> Land Use / Planning      | <input type="checkbox"/> Mineral Resources                | <input type="checkbox"/> Noise                              |
| <input type="checkbox"/> Population / Housing     | <input type="checkbox"/> Public Services                  | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Transportation / Traffic | <input type="checkbox"/> Utilities / Service Systems      | <input type="checkbox"/> Mandatory Findings of Significance |

**DETERMINATION: (To be completed by the Lead Agency)**  
**On the basis of this initial evaluation:**

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- I find that the proposed project **MAY** have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Jeremy Ballard  
 Prepared By

October 10, 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 itself is not considered to be a scenic resource or a unique vista. Community standards generally do not dictate the need or desire for architectural review of agricultural or residential subdivisions. Any further development resulting from this project will be consistent with existing area developments. A condition of approval will be added to minimize potential impacts from on-site lighting, requiring all exterior lighting to be designed to provide adequate illumination without a glare effect.

**Mitigation:** None

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

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 is not enrolled in a Williamson Act Contract. The project site is 9.74± acres in size in the A-2-3 (General Agriculture) zoning district. The soil of the site consists of approximately 62% Oakdale Sandy Loam, 0 to 3 percent slopes with a Storie Index Grade of 1 and 38% Tujunga Loamy sand, 0 to 3 percent slopes with a Storie Index Grade of 2. The 2014 California Department of Conservation Farmland Mapping and Monitoring Program, finds the project site to consist of “Stanislaus Grazing Land” and “Stanislaus Rural Residential Land.”

The applicant is proposing to divide one parcel into two new parcels of 6.74± and 3± parcel in size. Each parcel will meet the required three (3) acre minimum and will continue to be utilized as a ranchettes with irrigated pasture if approved. The site currently has been developed with three single family dwellings as well as an unirrigated pasture. The third dwelling, built in 2012, was permitted with the condition that a building permit be issued to combine the two existing dwellings or demo one of them. A building permit was issued in 2014 to combine two of the existing dwellings but has not been completed yet. A condition of approval will be added to demolish one of the existing dwellings or complete the issued building permit to combine the two (2) homes on Proposed Parcel 2. This will be required to be completed prior to the recording of the final Parcel Map.

The proposed project will not conflict with any agricultural zoning district, Williamson Act Contract nor will convert prime farmland to non-agricultural uses.

**Mitigation:** None

**References:** California State Department of Conservation Farmland Mapping and Monitoring Program - Stanislaus County Farmland 2014; Application Material; United States Department of Agricultural Soil Survey; Stanislaus County General Plan and Support Documentation<sup>1</sup>

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.

If approved the ultimate buildout of the two proposed parcels will be two single family dwellings as well as accompanying accessory structures. There will not be any further residential buildout on either proposed parcel. There are not any anticipated significant impacts to air quality as a result of the parceling of an existing 9.74± acre parcel. The project was referred to the SJVAPCD, but no comments have been received to date.

**Mitigation:** None

**References:** San Joaquin Valley Air Pollution Control District – Regulation VIII Fugitive Dust/PM-10 Synopsis; Stanislaus County General Plan and Support Documentation<sup>1</sup>

IV. BIOLOGICAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X	
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or 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 Site is not identified as being with a biologically sensitive area per the California Natural Diversity Database (CNDDB). The project site is not within any adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan. The project site is comprised of three (3) single family dwellings as well as various accessory structures along with irrigated pasture land. The proposed project will only subdivide the 9.74± acre parcel into two parcels of 6.74± and 3± acres in size. No additional development is being proposed as part of the subdivision. The project was referred to the California Department of Fish and Wildlife



and no comments have been received to date. It does not appear that this project will result in impacts to endangered species or habitats, locally designated species, or wildlife dispersal or mitigation corridors. The project site is topographically flat and has no streams or ponds that could be considered Waters of the United States.

**Mitigation:** None

**References:** Application Material; Stanislaus County General Plan and Support Documentation<sup>1</sup>

<b>V. CULTURAL RESOURCES -- Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Included</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?			X	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?			X	
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	
d) Disturb any human remains, including those interred outside of formal cemeteries?			X	

**Discussion:** It does not appear this project will result in significant impacts to any archaeological or cultural resources, nor is any construction or demolition proposed as a part of this project. A Records Search, prepared by the Central California Information Center (CCIC), indicated that no historic resources or resources known to have value to local cultural groups were formally reported to the CCIC and, as such, the project site had a low sensitivity for the possible discovery of historical resources. Based on the aforementioned record searches, staff has determined that additional consultation is not warranted; however, a condition of approval will be placed on the project requiring that if any archaeological or cultural resources are found during construction, activities shall halt until an on-site archaeological mitigation program has been approved by a qualified archaeologist.

**Mitigation:** None

**References:** Records Search by the CCIC dated November 30, 2015; Stanislaus County General Plan and Support Documentation<sup>1</sup>

<b>VI. GEOLOGY AND SOILS -- Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Included</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X	
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?			X	

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d) Be located on expansive soil 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 any building permit process. Results from the soils test will determine if unstable or expansive soils are present. If such soils are present, special engineering of the structure will be required to compensate for the soil deficiency. No construction is proposed as a part of this project; however, should structures be built in the future they are required to be designed and built according to California building standards appropriate to withstand shaking for the area in which they are constructed. Any earth moving is subject to Public Works Standards and Specifications which consider the potential for erosion and run-off prior to permit approval. Likewise, any addition of a septic tank or alternative waste water disposal system would require the approval of the Department of Environmental Resources (DER) through the building permit process, which also takes soil type into consideration within the specific design requirements.

**Mitigation:** None

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

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

**Discussion:** The principal Greenhouse Gasses (GHGs) are carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), nitrous oxide (N<sub>2</sub>O), sulfur hexafluoride (SF<sub>6</sub>), perfluorocarbons (PFCs), hydrofluorocarbons (HFCs), and water vapor (H<sub>2</sub>O). CO<sub>2</sub> 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 CO<sub>2</sub> equivalents (CO<sub>2</sub>e). 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) to 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. As a requirement of AB 32, the ARB was assigned the task of developing a Climate Change Scoping Plan that outlines the state's strategy to achieve the 2020 GHG emissions limits. This Scoping Plan includes a comprehensive set of actions designed to reduce overall GHG emissions in California, improve the environment, reduce the state's dependence on oil, diversify the state's energy sources, save energy, create new jobs, and enhance public health. The Climate Change Scoping Plan was approved by the ARB on December 22, 2008. According to the September 23, 2010, AB 32 Climate Change Scoping Plan Progress Report, 40 percent of the reductions identified in the Scoping Plan have been secured through ARB actions and California is on track to its 2020 goal.

Although no development is being proposed as a part of this project, any future development must comply with Title 24 Building Code Regulations which include measures for energy-efficient buildings that require less electricity and reduce fuel consumption, which in turn decreases GHG emissions.

This project was circulated to the SJVAPCD during the early consultation referral period and no comments were received.

**Mitigation:** None

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

VIII. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			X	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X

**Discussion:** No known hazardous materials are on site. Pesticide exposure is a risk in agricultural areas. Sources of exposure include contaminated groundwater, which is consumed, and drift from spray applications. Application of sprays is strictly controlled by the Agricultural Commission and can only be accomplished after first obtaining permits. DER is responsible for overseeing hazardous materials in this area. The project area is located in a low fire risk area and is served by the Stanislaus Consolidated Fire District. The applicant will pay fire impact fees for any new construction. To date, there has not been any comment letters received from either DER or Stanislaus Consolidated District in regards to hazardous material. The project site is not located in the vicinity of an airport or private airstrip.

**Mitigation:** None

**References:** Application Materials; Stanislaus County GIS Data; Stanislaus County General Plan and Support Documentation<sup>1</sup>

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:** The existing project site receives potable water from domestic wells and irrigates via Oakdale Irrigation District (OID). The site has also been developed with three (3) single family dwellings and an irrigated pasture. Each dwelling has already been developed with their own individual domestic wells and septic system. Once divided, each proposed parcel will have independent utilities. The domestic wells are not anticipated to have a significant effect on groundwater supplies. Run-off is not considered an issue because of several factors which limit the impact. These factors include relative flat terrain of the subject site and relatively low rainfall intensities. Areas subject to flooding have been identified in accordance with the Federal Emergency Management Act (FEMA). The project itself is not located within a recognized flood zone and, as such, flooding is not an issue with respect to this project.

**Mitigation:** None

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

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 project is proposing to subdivide the current 9.74± acre parcel into two parcels of 6.74± acres and 3± acres. The existing parcel is zoned A-2-3 (General Agriculture), which sets the minimum parcel size at three (3) acres. As discussed above within Section II – Agriculture and Forest Resources, any use of the property must be compatible with the County’s A-2 (General Agriculture) zoning district, which limits the property to agricultural uses and uses incidental and accessory to the on-site agricultural use of the property. The proposed project will not physically divide a community or conflict any land use plan, policy or regulation.

**Mitigation:** None

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

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 Documentation<sup>1</sup>

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:** No construction is being proposed as the site has already been developed with three (3) single family dwellings and an irrigated pasture; however, any construction as a result of this project should not increase the area's ambient noise level. The project is not located in the vicinity of any airport or airstrip.

**Mitigation:** None

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

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

**Discussion:** This project will not substantially induce population growth, nor will it displace existing housing or people. The project does not propose any residential development and is considered consistent with the A-2 zoning district. Approval of the parcel split included with this application will not increase the potential number of single-family dwellings as each proposed parcel will already contain a single family dwelling and will not meet the criteria for a second dwelling; however, no new buildings are being proposed as a part of this project.

**Mitigation:** None

**References:** Application Material; Stanislaus County General Plan and Support Documentation<sup>1</sup>

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

**Discussion:** The County has adopted a standardized mitigation measure requiring payment of all applicable Public Facilities Fees, as well as one for the Fire Facility Fees on behalf of the appropriate fire district, to address impacts to public services. In addition, first year costs of the Sheriff’s Department have been standardized based on studies conducted by the Sheriff’s Department.

No construction is being proposed as a part of this project as the site already includes three (3) single family dwellings. Significant impacts to traffic and transportation were not identified by the Public Works Department. Both of the proposed parcels will have direct access to County maintained Langworth Road. The project was referred to Public Works for review and they have requested conditions of approval related to the recording of the parcel map.

**Mitigation:** None

**References:** Application materials; Referral response from the Stanislaus County Public Works Department dated August 22, 2016; Stanislaus County General Plan and Support Documentation<sup>1</sup>

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:** This project is not anticipated to significantly increase demands for recreational facilities as such impacts typically are associated with residential development. No construction is proposed; however, both parcels are large enough to provide recreational opportunities should the applicant or a future property owner intend to utilize the proposed parcels as such.

**Mitigation:** None

**References:** Application materials; Stanislaus County General Plan and Support Documentation<sup>1</sup>

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 parcel is located on Langworth Road, a county maintained road. Both Proposed Parcels would have access to Langworth Road. As stated before, any future development of either parcel the applicant will be subject to public facility fees during the building permit stage. However, as proposed the project will not have any significant impacts on the traffic environment.

**Mitigation:** None

**References:** Referral response from the Stanislaus County Public Works Department dated August 22, 2016; Application materials; Stanislaus County General Plan and Support Documentation<sup>1</sup>

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:** Each single family dwelling utilizes an individual domestic well and septic system for utility services. OID supplies the site with irrigation water for the onsite pasture. A referral response received from OID stated that if the proposed parcel map is approved the resulting parcels will be considered substandard and will have to apply to continue irrigation services to the site. Conditions of approval will be added to project to address these comments.

No construction is being proposed as a part of this project and, as such, no limitations on providing services have been identified. Should construction occur after obtaining the necessary discretionary permits, the site will be served by private well, septic system, and on-site drainage. These requirements will be addressed as a part of the building permit process. Public Works and DER are responsible for overseeing concerns in the issues listed above and has not indicated any particular concerns on the project site.

**Mitigation:** None

**References:** Referral response from the Oakdale Irrigation District dated August 11, 2016; Stanislaus County General Plan and Support Documentation<sup>1</sup>

XVIII. MANDATORY FINDINGS OF SIGNIFICANCE --	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			X	
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)			X	
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	

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

<sup>1</sup>Stanislaus County General Plan and Support Documentation adopted in September 2016, as amended. Optional and updated elements of the General Plan and Support Documentation.

## NEGATIVE DECLARATION

**NAME OF PROJECT:** Parcel Map Application No. PLN2016-0032 - Krum

**LOCATION OF PROJECT:** 7643 Langworth Road, south of State Highway 108, between the Cities of Riverbank & Oakdale. (062-032-009).

**PROJECT DEVELOPERS:** Justin & Ivie Krum  
7643 Langworth Road  
Oakdale, California 95361

**DESCRIPTION OF PROJECT:** Request to subdivide a 9.74± acre parcel into two (2) parcels of 6.74± and 3± acres in size in the A-2-3 (General Agricultural) zoning district.

Based upon the Initial Study, dated **October 10, 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 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: PM APP NO. PLN 2016-0032 - KRUM**

REFERRED TO:	RESPONDED			RESPONSE			MITIGATION MEASURES		CONDITIONS			
	2 WK	30 DAY	PUBLIC HEARING NOTICE	YES	NO	WILL NOT HAVE SIGNIFICANT IMPACT	MAY HAVE SIGNIFICANT IMPACT	NO COMMENT NON CEQA	YES	NO	YES	NO
CA DEPT OF CONSERVATION: Land Resources / Mine Reclamation	X	X	X		X							
CA DEPT OF FISH & WILDLIFE	X	X	X		X							
CA DEPT OF TRANSPORTATION DIST 10	X	X	X		X							
CA OPR STATE CLEARINGHOUSE	X	X	X	X				X		X		X
CA RWQCB CENTRAL VALLEY REGION	X	X	X		X							
CITY OF: OAKDALE	X	X	X	X				X				X
COOPERATIVE EXTENSION	X	X	X		X							
COUNTY OF: SAN JOAQUIN	X	X	X		X							
FIRE PROTECTION DIST: STAN CONSOLIDATED	X	X			X							
HOSPITAL DISTRICT: OAK VALLEY	X	X	X		X							
IRRIGATION DISTRICT: OAKDALE	X	X	X	X				X		X	X	
MOSQUITO DISTRICT: EASTSIDE	X	X	X		X							
MT VALLEY EMERGENCY MEDICAL	X	X	X		X							
PACIFIC GAS & ELECTRIC	X	X			X							
RAILROAD: BNSF	X	X	X		X							
SAN JOAQUIN VALLEY APCD	X	X	X		X							
SCHOOL DISTRICT 1: OAKDALE JOINT UNIFIED	X	X			X							
STAN CO AG COMMISSIONER	X	X	X		X							
STAN CO BUILDING PERMITS DIVISION		X	X	X				X		X	X	
STAN CO CEO	X	X	X		X							
STAN CO DER	X	X	X		X							
STAN CO ERC	X	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							
STAN CO PUBLIC WORKS	X	X	X	X				X		X	X	
STAN CO SHERIFF	X	X	X		X							
STAN CO SUPERVISOR DIST 1: O'BRIEN	X	X	X		X							
STAN COUNTY COUNSEL	X	X	X		X							
STANISLAUS FIRE PREVENTION BUREAU	X	X	X		X							
SURROUNDING LAND OWNERS			X		X							
TELEPHONE COMPANY: ATT	X	X	X		X							
US MILITARY AGENCIES (SB 1462) (5 agencies)	X	X	X		X							