

STANISLAUS COUNTY PLANNING COMMISSION

November 16, 2017

STAFF REPORT

PARCEL MAP AND EXCEPTION APPLICATION NO. PLN2017-0025
JOSEPH GUICHARD

REQUEST: TO SUBDIVIDE TWO ADJOINING PARCELS TOTALING 16.94± ACRES TO CREATE FOUR PARCELS AND A REMAINDER PARCEL RANGING IN SIZE FROM 3.03± TO 3.91± ACRES. AN EXCEPTION IS BEING REQUESTED FOR APPROVED ACCESS TO A COUNTY-MAINTAINED ROAD.

APPLICATION INFORMATION

Applicant/Property Owner:	Joseph & Patricia Guichard
Engineer:	Morris Engineering & Survey, Inc.
Location:	10591 Gibbs Drive & 11131 Rodden Road, N. Stanislaus River, in the east Oakdale area.
Section, Township, Range:	5-2-11
Supervisorial District:	One (Supervisor Olsen)
Assessor's Parcel:	010-074-002 & 010-074-003
Referrals:	See Exhibit I
Area of Parcel(s):	16.94± gross acres Proposed Parcel 1: 3.91± acres Proposed Parcel 2: 3.68 ± acres Proposed Parcel 3: 3.03± acres Proposed Parcel 4: 3.03± acres Proposed Remainder: 3.29± acres
Water Supply:	Private well
Sewage Disposal:	Septic and leachfield
Existing Zoning:	R-A (Rural Residential)
General Plan Designation:	EST(Estate Residential)
Community Plan Designation:	N/A
Sphere of Influence:	N/A
Williamson Act Contract No.:	N/A
Environmental Review:	Negative Declaration
Present Land Use:	Three single-family dwellings, a barn, shop, garage, and pasture.
Surrounding Land Use:	Three acre ranchettes to the east, scattered single-family dwellings and pasture to the west and north, and single-family residential lots and the Stanislaus River to the south.

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 the findings required for project approval, which include parcel map and exception findings.

PROJECT DESCRIPTION

This is a request to create four parcels and a remainder parcel ranging in size from 3.03± to 3.91± acres from two adjoining parcels (APN: 010-074-002 & 010-074-003) with a combined acreage of 16.94± acres in the R-A (Rural Residential) zoning district. Proposed Parcel “1” will contain an existing single-family dwelling and detached garage; proposed Parcel “2” will contain an existing single-family dwelling, barn, and shop; the proposed remainder will contain an existing single-family dwelling and a pool. Proposed Parcels “3” and “4” are undeveloped and utilized for pasture.

An exception to the Stanislaus County Subdivision Ordinance is required as proposed Parcels “2” and “4” will not front with approved access onto a County-maintained road (Rodden Road) due to topography and safety issues, as discussed in the Zoning and Subdivision Ordinance Consistency section of this report. As such, the applicant is requesting an exception to allow access through two separate 30-foot easements that will traverse proposed parcel “3” to provide access to proposed Parcels “2” and “4” via County-maintained Gibbs Drive (See Exhibit B-6 – *Maps, Tentative Parcel Map*).

SITE DESCRIPTION

The 16.94± acre project site consists of two adjoining parcels (4± acres and 12.94± acres in size) located at the southwest corner of Gibbs Drive and Road Roads, north of the Stanislaus River and east of Eaton Road, in the east Oakdale area. (See Exhibit B – *Maps*.) The existing 4± acre parcel is improved with a single-family dwelling and detached garage with access from Gibbs Drive and the 12.94± acre parcel is improved with two single-family dwellings, a detached garage, barn, shed, and a horse corral with access from Rodden Road. The project site is mostly level with a steep grade change (2:1 slope) dropping towards Rodden Road along the southern and western borders.

Surrounding land uses include: three acre ranchettes to the east, scattered single-family dwellings and pasture to the west and north, and single-family residential lots and the Stanislaus River to the south.

ISSUES

Parcel Map applications, along with all other discretionary land use applications, require submission of a records search from the Central California Information Center (CCIC) as part of the application. (See Exhibit G – *CCIC Report*.) The records search for this project indicated the project area had a high sensitivity for possible discovery of historical resources, including both prehistoric and historic archaeological resources. A historical resource is defined as a building, structure, object, prehistoric or historic archaeological site, or district possessing physical evidence of human activities over 45 years old. Staff has reviewed the existing buildings on the project site and, while some of the buildings are older than 45 years, there are not any notable historical features to suggest historical value. In order to address the potential for subsurface resources, a standard condition of approval has been added to the project to require work be halted and proper officials notified if archaeological or human remains are discovered during development (See Exhibit C - *Conditions of Approval*.) A condition of approval has also been added to require that a historical resources evaluation be

conducted prior to demolition of any of the existing structures 45 years or older. While no demolition of existing structures are being proposed at this time, the condition of approval addresses the potential for future loss of historical resources. The project was referred to local and regional Native American tribes as part of the Early Consultation and Initial Study process; however, none of the Tribes have responded to date.

GENERAL PLAN CONSISTENCY

The site is currently designated “Estate Residential” in the Stanislaus County General Plan. The General Plan states that the intent of the Estate Residential land use designation is to “satisfy the desires of people who wish to live on a relatively small parcel in a rural setting and are willing to accept less than the full range of urban services”. The proposed development would be consistent with this designation as the intent of the subdivision is to create lots for the construction of single-family dwellings. The project’s design is consistent with the County’s General Plan.

ZONING & SUBDIVISION ORDINANCE CONSISTENCY

The site is currently zoned R-A (Rural Residential), which allows for residential development on a minimum lot size of three acres when serviced by private well and septic sewer facilities and designated Estate by the General Plan. A maximum building intensity of two dwellings is allowed by zoning regulations. The proposed parcels are each three acres or more in area and will be served by individual wells and septic systems.

Subdivision Ordinance

Subdivision Ordinance Section 20.52.160 (A) – Lots – Width to Depth Ratio states that the road frontage shall not exceed depth of lots by more than three times where the total frontage is less than three hundred feet, unless the Planning Department determines that the following criteria has been met, at the time of application submittal, for any proposed parcel exceeding the ratio:

- 1) It can be used for its intended purpose;
- 2) Will not be detrimental to the continued agricultural use of said parcel;
- 3) Is consistent with the potential subdivision of the total property;
- 4) Will not be detrimental to the public welfare nor injurious to the other property in the neighborhood of the proposed subdivision.

The Planning Department has determined that in this case the criteria for exceeding the depth of lot by more than three times the total frontage of proposed Parcels “2” and “3” has been met by proposed project design.

Section 20.52.170 – Lots – Access requires all residential parcels being created to front with approved access on a county road, city street, or state highway, if less than twenty acres. While proposed Parcels “2” and “4” front onto Rodden Road, steep topography and the geometric design of Rodden Road restrict safe access onto Rodden Road. As such, the applicant has proposed access to both proposed Parcels “2” and “4” via 30-foot-wide access easements through proposed Parcel “3” to Gibbs Drive. (See Exhibit D – *Applicant Findings Statement*.) The Public Works Department, in a letter dated October 11, 2017, (See Exhibit H – *Public Works Department Referral Response, dated October 11, 2017*), supports the exception to *Section 20.52.170 Lots-Access* for health and safety reasons and will not support access to Rodden Road due to the existing dramatic slope.

In order for an Exception to be granted, the following findings must be made:

- (a) That there are special circumstances or conditions applying to the property being divided;
- (b) That the exception is necessary for the preservation and enjoyment of a substantial property right of the owner;
- (c) That the granting of the exception will not be detrimental to the public welfare, injurious to other property in the neighborhood of the subdivision, and that it will not constitute a special privilege not enjoyed by others under similar circumstances; and
- (d) The granting of the exception will not be in conflict with the purposes and objectives of the general plan or any element thereof or any specific plan.

The applicant is requesting an Exception to the design standards in the Subdivision Ordinance as described above as the geometric formation of the site is such that access from proposed Parcels "2" and "4" to Rodden Road would be too steep and located on a "blind" corner, with limited visibility of Rodden Road. The special circumstances applicable to this project is the existence of steep topography and the geometric design of Rodden Road. Granting of this Exception will allow the applicant to subdivide the parcel consistent with other parcels in the area and in conformance with the General Plan and Zoning designations of the project site and surrounding area and will not be detrimental to public welfare or injurious to other people.

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 Negative Declaration has been prepared for approval as the project will not have a significant effect on the environment. (See Exhibit F - *Negative Declaration*.)

Note: Pursuant to California Fish and Game Code Section 711.4, all project applicants subject to the California Environmental Quality Act (CEQA) shall pay a filing fee for each project; therefore, the applicant will further be required to pay **\$2,273.25** 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: Denzel Henderson, Assistant Planner, (209) 525-6330

Attachments:

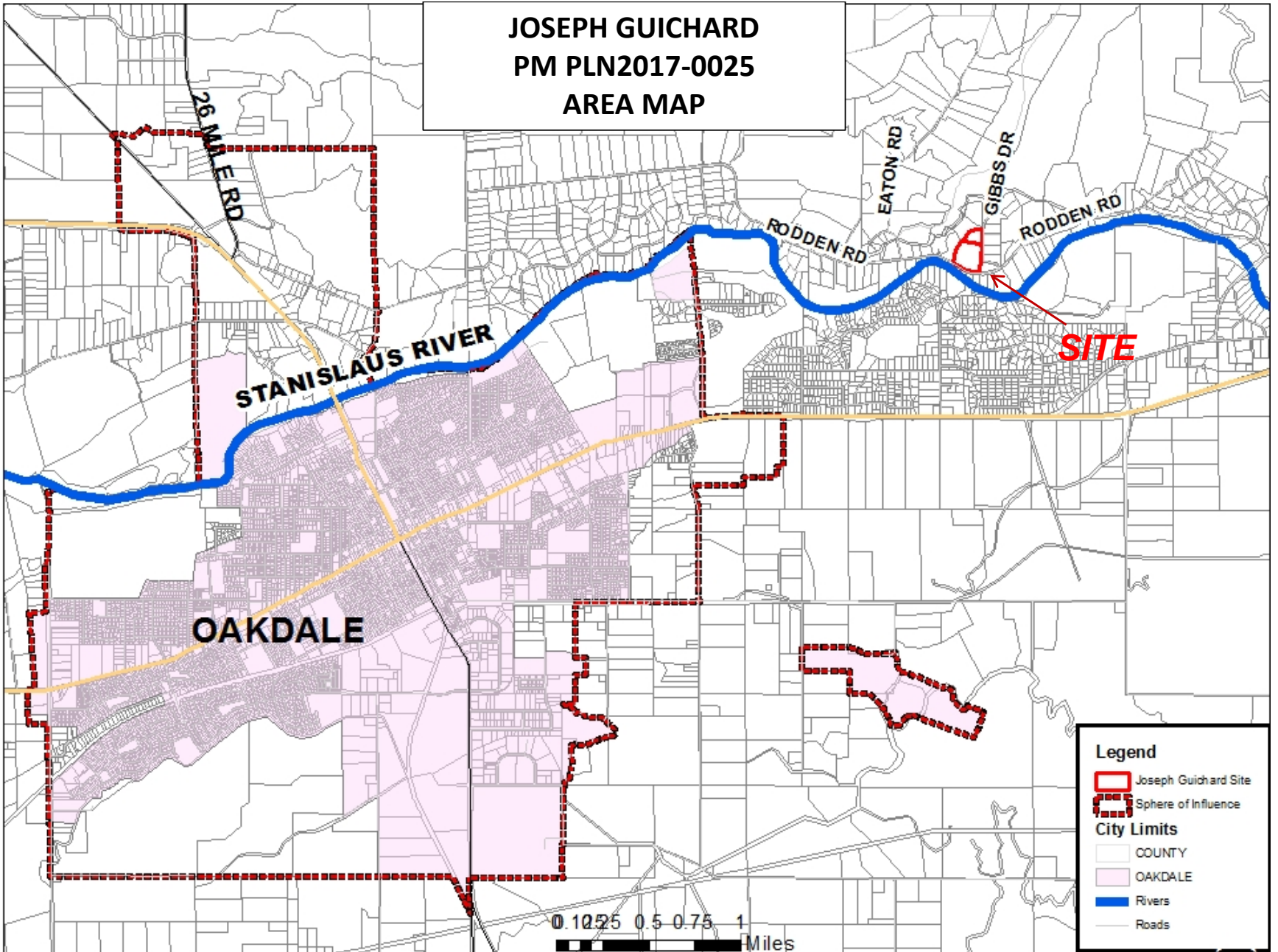
- Exhibit A - Findings and Actions Required for Project Approval
- Exhibit B - Maps
- Exhibit C - Conditions of Approval
- Exhibit D - Applicant Findings Statement
- Exhibit E - Initial Study
- Exhibit F - Negative Declaration
- Exhibit G - CCIC Report
- Exhibit H - Public Works Department Referral Response dated October 11, 2017
- Exhibit I - Environmental Review Referral

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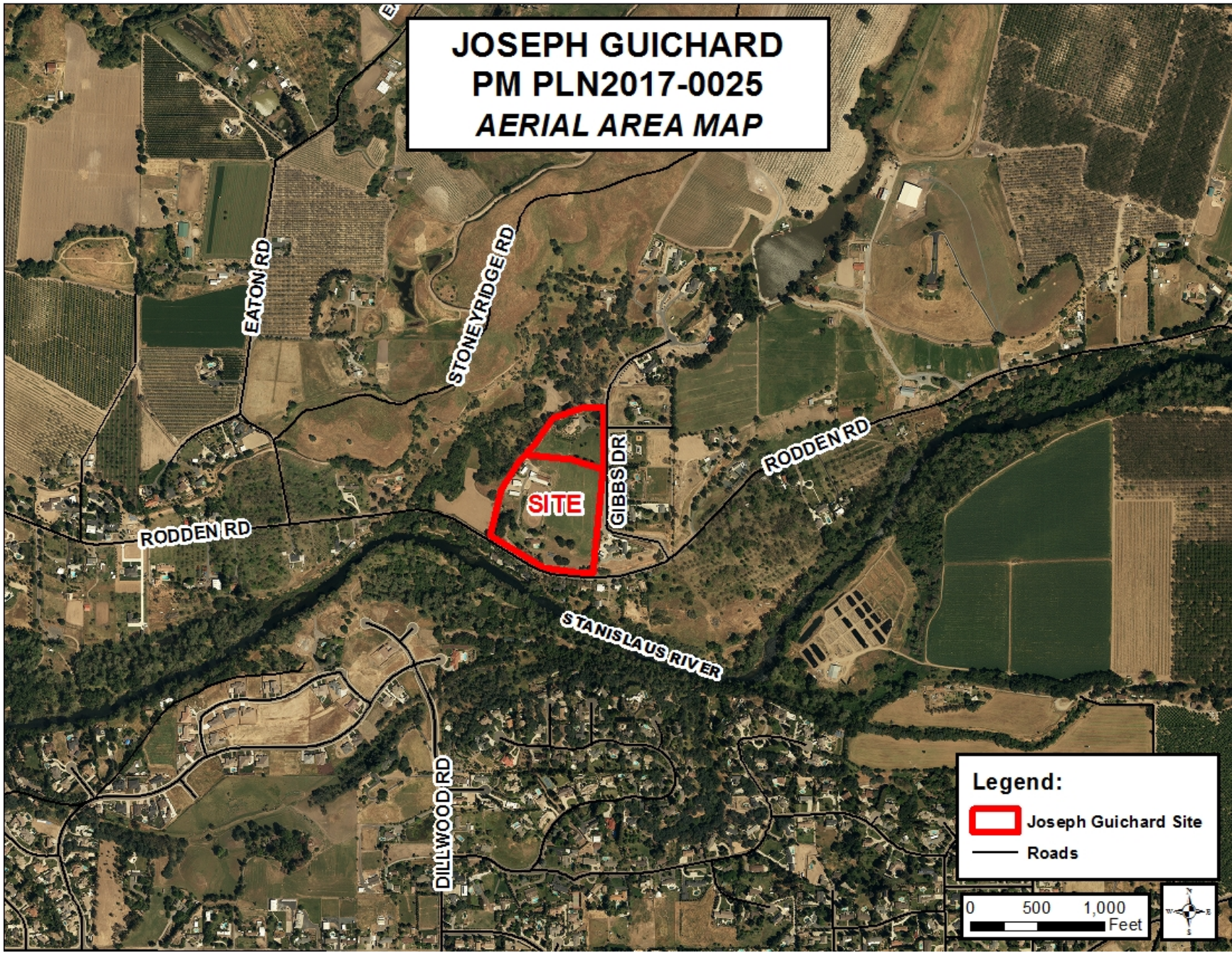
Exhibit A
Findings and Actions Required for Project Approval

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) That there are special circumstances or conditions applying to the property being divided.
 - (b) That the exception is necessary for the preservation and enjoyment of a substantial property right of the owner.
 - (c) That the granting of the exception will not be detrimental to the public welfare, injurious to other property in the neighborhood of the subdivision, and that it will not constitute a special privilege not enjoyed by others under similar circumstances.
 - (d) The granting of the exception will not be in conflict with the purposes and objectives of the general plan or any element thereof or any specific plan.
 - (e) That the proposed map is consistent with applicable general and community plans as specified in Section 65451.
 - (f) The design or improvement of the proposed subdivision is consistent with applicable general and specific plans.
 - (g) The site is physically suitable for the type of development.
 - (h) The site is physically suitable for the proposed density of development.
 - (i) 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.
 - (j) The design of the parcel map or type of improvements are not likely to cause serious public health problems.
 - (k) The design of the parcel map or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the 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.
 - (l) 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 Parcel Map PLN2017-0025 – Joseph Guichard, subject to the attached Conditions of Approval.

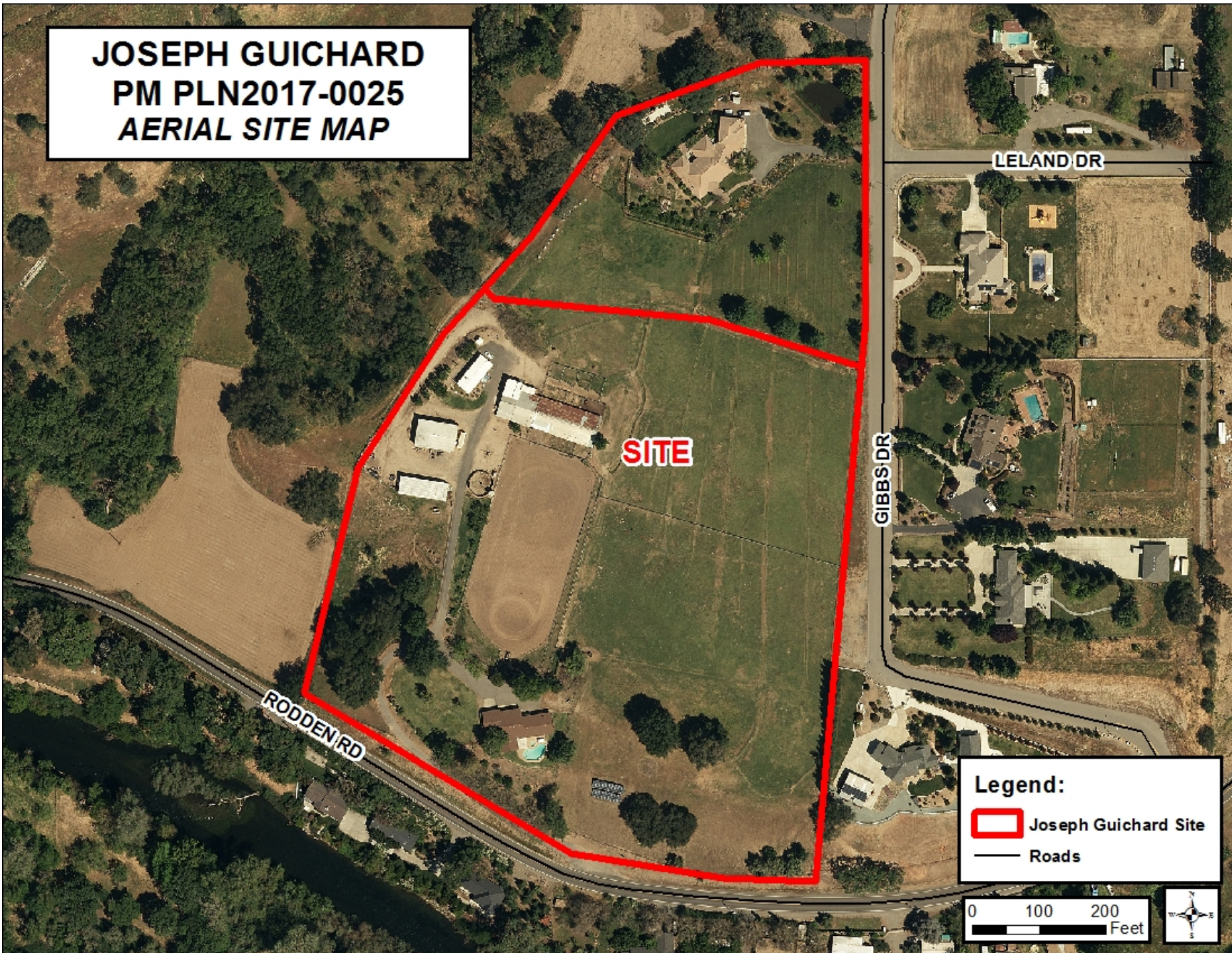
JOSEPH GUICHARD
PM PLN2017-0025
AREA MAP



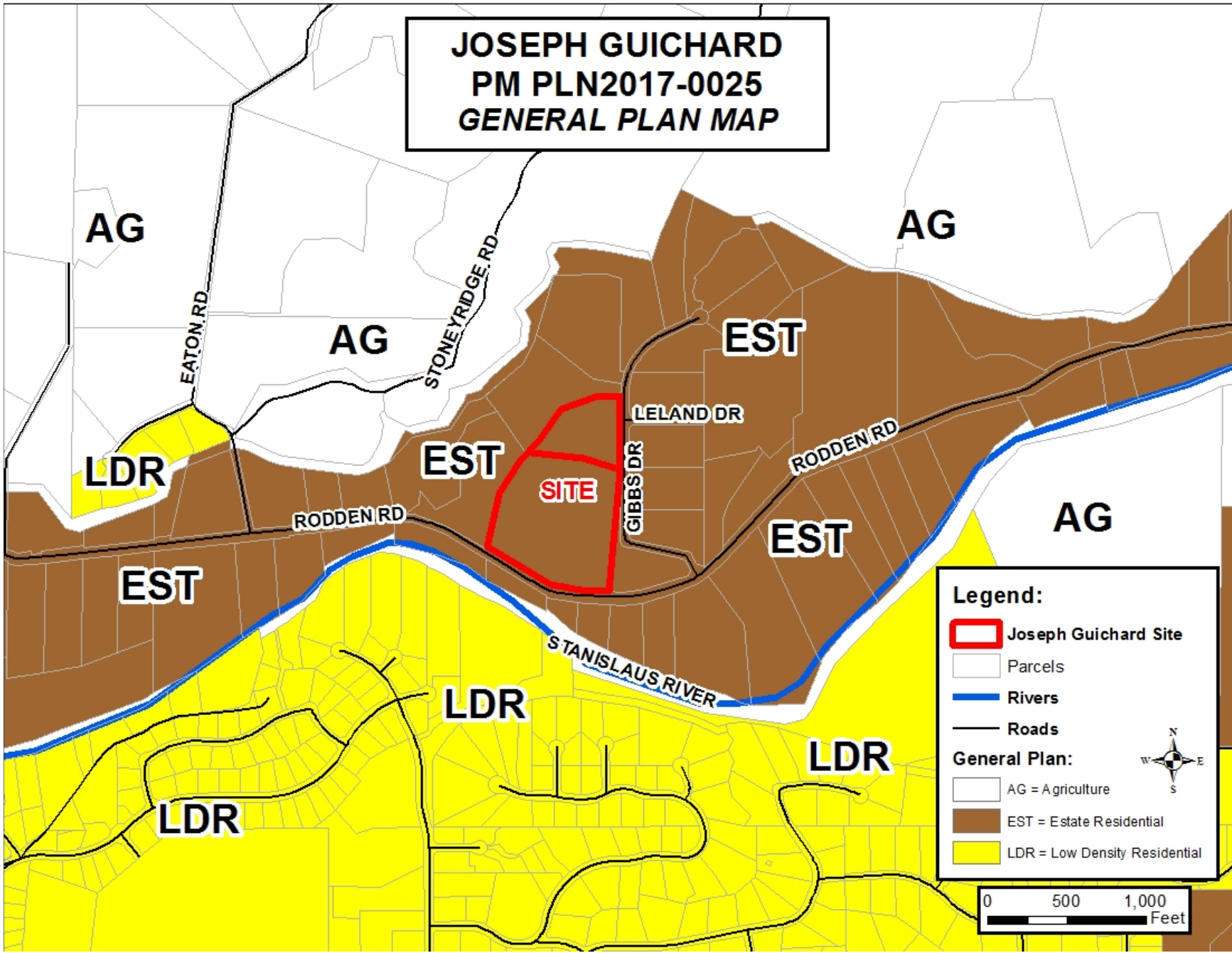
**JOSEPH GUICHARD
PM PLN2017-0025
AERIAL AREA MAP**



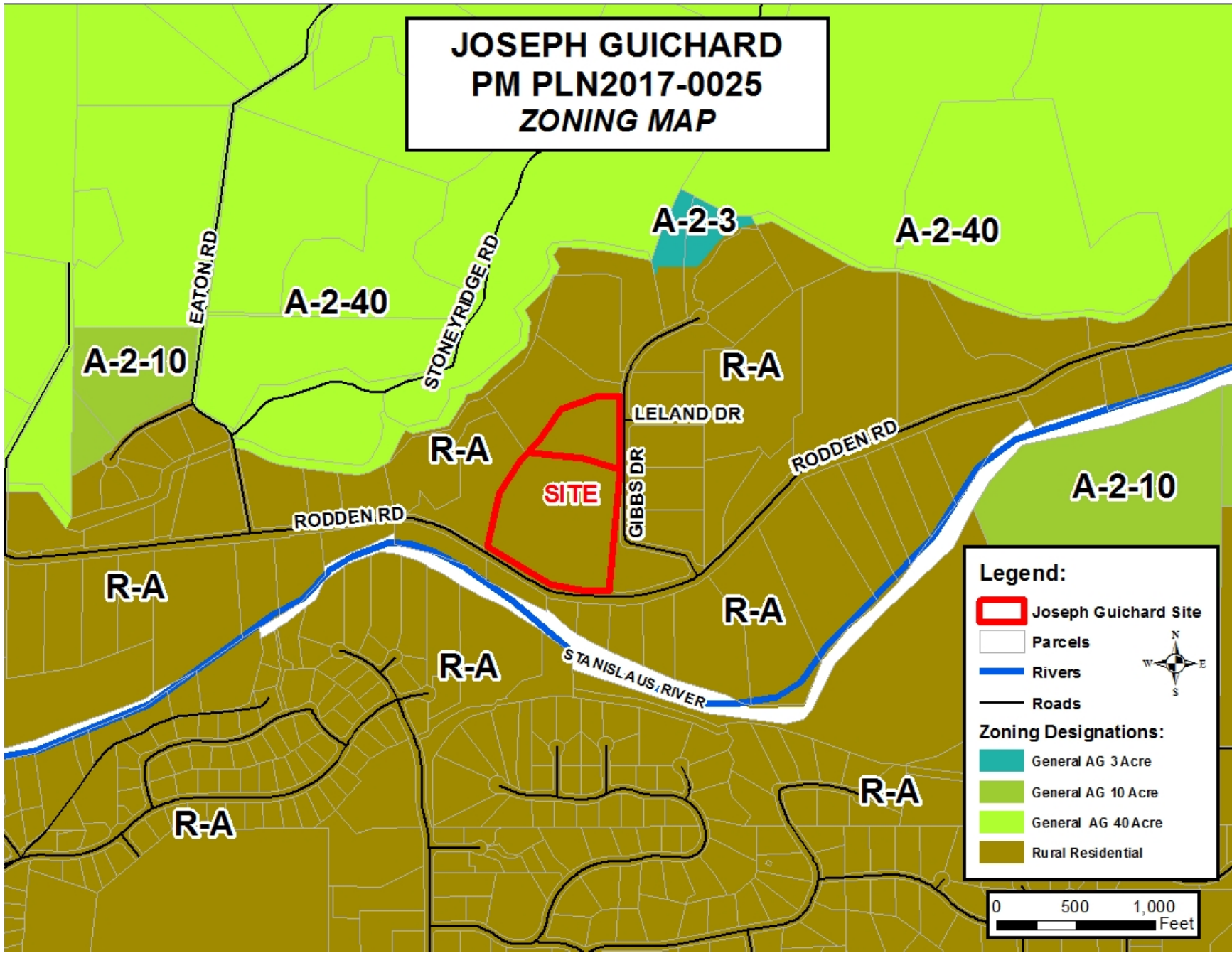
**JOSEPH GUICHARD
PM PLN2017-0025
AERIAL SITE MAP**



**JOSEPH GUICHARD
PM PLN2017-0025
GENERAL PLAN MAP**



**JOSEPH GUICHARD
PM PLN2017-0025
ZONING MAP**

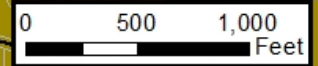


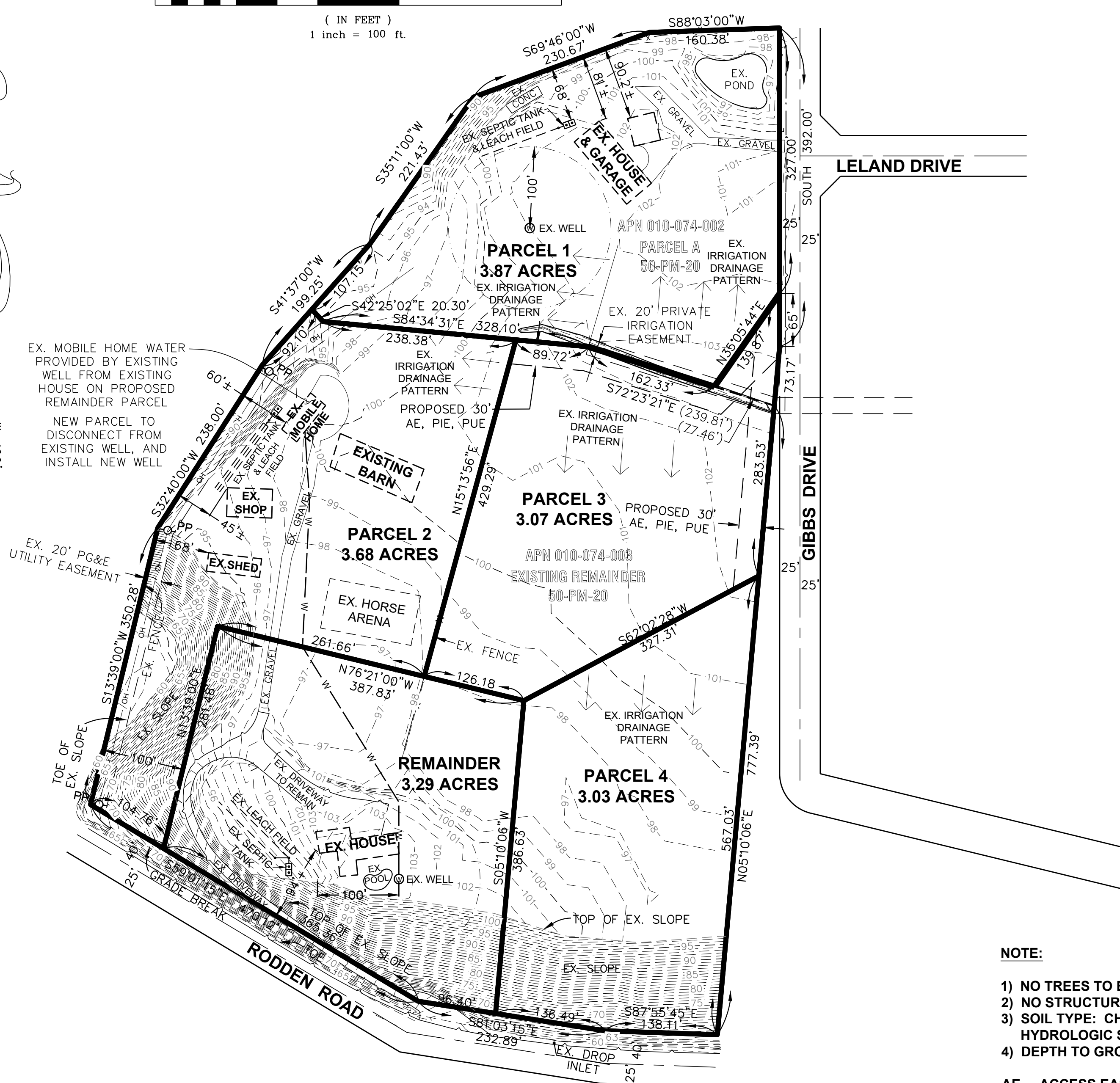
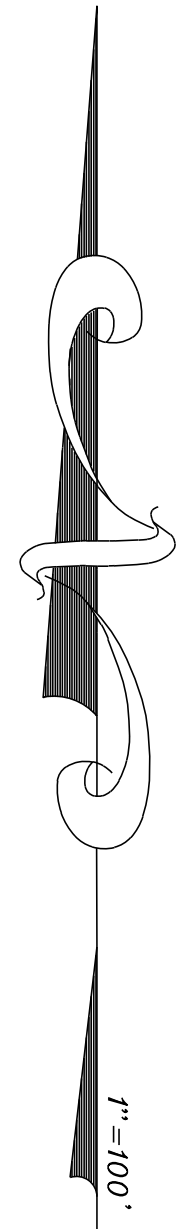
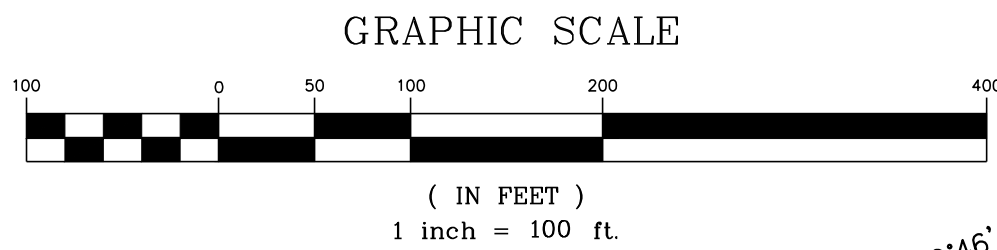
Legend:

- Joseph Guichard Site
- Parcels
- Rivers
- Roads

Zoning Designations:

- General AG 3 Acre
- General AG 10 Acre
- General AG 40 Acre
- Rural Residential



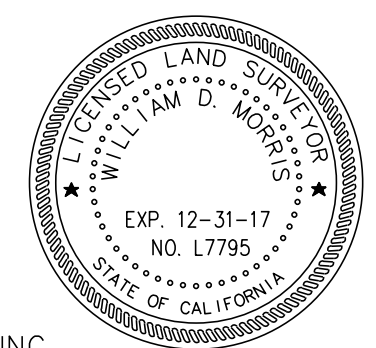


EX. MOBILE HOME WATER PROVIDED BY EXISTING WELL FROM EXISTING HOUSE ON PROPOSED REMAINDER PARCEL
NEW PARCEL TO DISCONNECT FROM EXISTING WELL, AND INSTALL NEW WELL

VICINITY
NOT TO SCALE



A.P.N.	010-074-002	010-074-003
CONTACT:	JOSEPH GUICHARD 10591 GIBBS DRIVE OAKDALE, CA 95361 (209)845-8040 josephguichard@aol.com	JOSEPH GUICHARD 10591 GIBBS DRIVE OAKDALE, CA 95361 (209)845-8040 josephguichard@aol.com
OWNER/ APPLICANT:	JOSEPH A. GUICHARD & PATRICIA J. GUICHARD 10591 GIBBS DRIVE OAKDALE, CA 95361	JOSEPH A. GUICHARD & PATRICIA J. GUICHARD JOSEPH M. GUICHARD NICOLAS A. GUICHARD 10591 GIBBS DRIVE OAKDALE, CA 95361
SITE ADDRESS:	10591 GIBBS DRIVE OAKDALE, CA 95361	11131 RODDEN ROAD OAKDALE, CA 95361
ZONING:	R-A	
GENERAL PLAN:	RURAL RESIDENTIAL	
TOTAL AREA:	16.94 AC.	
WATER:	PRIVATE WELLS	
SANITARY SEWER:	SEPTIC SYSTEMS	
SLOPE OF LAND:	FLAT-50%	
PREPARED BY:	MORRIS ENGINEERING & SURVEYING, INC. 334 S. YOSEMITE AVENUE, SUITE D OAKDALE, CA 95361 (209) 845-9175	



TENTATIVE PARCEL MAP

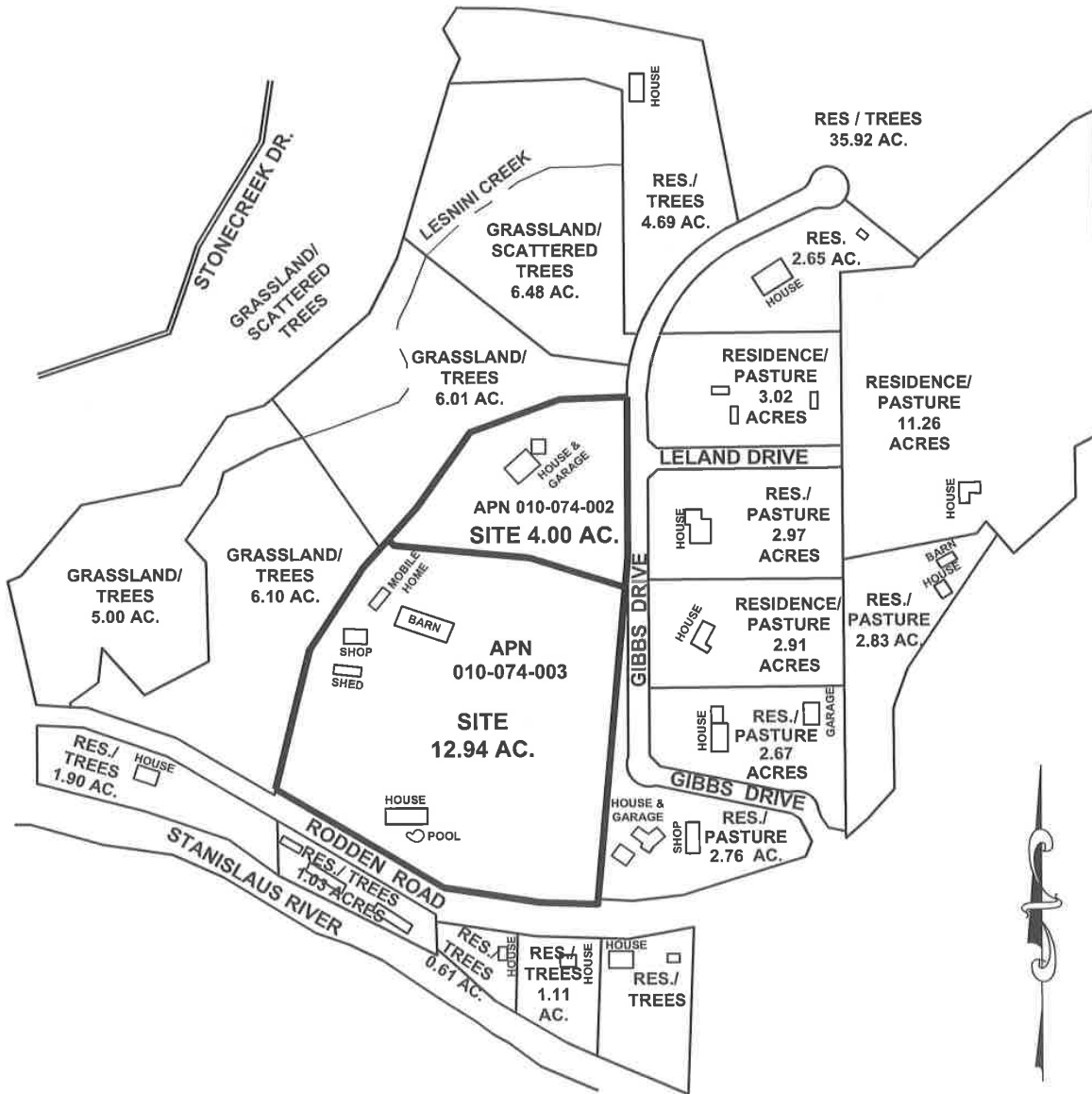
BEING ALL OF PARCEL "A" AND THE REMAINDER AS SHOWN ON PARCEL MAP FILED IN BOOK 50 OF PARCEL MAPS AT PAGE 20, IN SECTION 5, T.2S., R.11E., M.D.M., STANISLAUS COUNTY, CALIFORNIA
SCALE: 1"=100' FEBRUARY 2017



334 S. YOSEMITE AVENUE, SUITE D
OAKDALE, CA 95361
(209) 845-9175 ☎ (209) 845-9177 (FAX)

- NOTE:**
- 1) NO TREES TO BE REMOVED.
 - 2) NO STRUCTURES TO BE REMOVED.
 - 3) SOIL TYPE: CHULOAK SANDY LOAM HYDROLOGIC SOIL GROUP: C
 - 4) DEPTH TO GROUNDWATER: 130'
- AE ACCESS EASMENT
PIE PRIVATE IRRIGATION EASEMENT
PUE PUBLIC UTILITY EASEMENT

AREA MAP



MORRIS
ENGINEERING & SURVEYING, INC.
 334 S. YOSEMITE AVENUE, SUITE D
 OAKDALE, CA 95361
 (209) 845-9175 ☎ (209) 845-9177 (FAX)

SCALE: 1" = 400'
 DRAWN: PLM
 CHECKED: WDM
 JOB NO.: 16-168
 SHEET: 1 OF 1

LANDS OF GUICHARD
10591 GIBBS DRIVE
OAKDALE, CA

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

**PARCEL MAP APPLICATION NO. PLN2017-0025
JOSEPH GUICHARD**

Department of Public Works

1. The recorded parcel map shall be prepared by a licensed land surveyor or a registered civil engineer licensed to practice land surveying.
2. All existing structures not shown on the tentative parcel map shall be removed prior to the parcel map being recorded.
3. The new parcels shall be surveyed and fully monumented prior to the recording of the parcel map.
4. Gibbs Drive is classified as a 60-foot Local Road. The required ½ width of Gibbs Drive is 30 feet west of the centerline of the roadway. The existing right-of-way is 25 feet west of the centerline. The remaining 5 feet west of the centerline shall be dedicated as an Irrevocable Offer of Dedication.
5. Prior to the final parcel map being recorded, a Notice of a Road Maintenance Agreement shall be executed and recorded or a Homeowner’s Association shall be formed. This agreement shall cover the access easement adjoining the parcels being formed by this map. The necessary documents shall be recorded and specify that maintenance of all private access easements and/or roads will be the sole responsibility of the property owners. A copy of the recorded Notice of a Road Maintenance Agreement or Homeowner’s Association shall be provided to the Department of Public Works and the Department of Planning and Community Development for review and approval prior to recordation of the map.

Department of Planning and Community Development

6. 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 **\$2,273.25**, made payable to **Stanislaus County**, for the payment of California Department of Fish and Wildlife and Clerk Recorder filing fees.
 - a. 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.

7. 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.
8. 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.
9. 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.
10. 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.
11. 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.
12. The recorded parcel map shall contain the following statement:
 - a. "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. Prior to issuance of a demolition permit for any structure 45 years or older, a qualified historical resources consultant shall evaluate the structure and submit a report of findings to the Central California Information Center and to the Planning Department. If the report identifies the existence of a historical resource, the property owner shall work with the Planning Department to minimize the loss of the resource to the extent necessary for compliance with local and state regulations.

Building Permits Division

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

Oakdale Irrigation District

15. The newly created parcels would be considered ineligible to receive irrigation water and would need to complete Oakdale Irrigation Districts (OID) new connection process prior to the receipt of water.

San Joaquin Valley Air Pollution Control District

16. 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. Written evidence of contact shall be provided prior to issuance of a grading or building permit.

Central Valley Regional Water Quality Control Board

17. 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.

Department of Environmental Resources

18. Each parcel shall have an approved independent water supply (if not provided public water service). Prior to the issuance of building permit, each parcel shall have its own well. A drilling permit shall be obtained from Department of Environmental Resources. (Stanislaus County Policy and State Model Well Standards Ordinance).
19. The existing septic system(s) is/are to be contained within the proposed parcels 1, 2 and remainder boundaries as per required Department setback standards.
20. On-site wastewater disposal system for parcels 3 and 4 shall be by individual Primary and Secondary wastewater treatment units, operated under conditions and guidelines established by Measure X. Statement shall be placed on the final map to be recorded, statement shall read:

“As per Stanislaus County Code 16.10.020 and 16.10.040, all persons purchasing lots within the boundaries of this approved map should be prepared to accept the responsibilities and costs associated with the operation and maintenance of the required primary and secondary onsite wastewater treatment system. All persons are required to provide adequate maintenance and operate the onsite wastewater treatment system as prescribed by the manufacturer, so as to prevent groundwater degradation”.

*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~~.*



Guichard Exception Findings

The Guichard Tentative Parcel Map requires an exception to the County subdivision ordinance, as the parcels have lot width to depth ratio issues. The required exception findings are found in County Code Section 20.64.030, listed below, and the support for each required finding is listed in *italicized* text.

20.64.030 Findings required to grant.

In order for the commission to grant any exception, it shall be necessary to find all the following facts with respect to the particular case:

- A. That there are special circumstances or conditions applying to the property being divided;

The Guichard property consists of a relatively flat topographic relief and a sloping area along Rodden Road. The site consists of two residential homes with irrigated pasture land. The developable area of the site is about 17 acres, and at the permissible General Plan density of 1 dwelling units per 3 acres, which would permit the development of up to 5 units. The properties front two County roads, Rodden Road and Gibbs Drive. The existing residence on Rodden Road has an existing paved driveway connecting to Rodden Road. The proposed parcels that have frontage along Rodden Road may not be able to access Rodden Road due to the slope. Access is being provided along Gibbs Drive with access easements to the other parcels. An exception is required due to the lot width to depth ratio along Gibbs Drive and to allow a private driveway access easement to serve the parcels. As such, there are special circumstance and/or conditions which apply to the property.

- B. That the exception is necessary for the preservation and enjoyment of a substantial property right of the owner;

The exception is needed to permit the property owner to preserve a substantial property right. The adjacent properties in the area have subdivided their land to the current zoning and the owner would like the same right.

- C. That the granting of the exception will not be detrimental to the public welfare, injurious to other property in the neighborhood of the subdivision,



and that it will not constitute a special privilege not enjoyed by others under similar circumstances;

The granting of the exception will not be detrimental to the public nor will it constitute a special privilege. In the immediate vicinity of the site, along Rodden Road, there are many similar sized parcels with access from an easement, similar to that proposed for the project. As such, others, under similar circumstances also enjoy the method of access proposed for this project.

- D. The granting of the exception will not be in conflict with the purposes and objectives of the general plan or any element thereof or any specific plan.

The project is consistent with the County General Plan in density and level of improvement. The project is consistent with any goal, policy or element of the County General Plan.



CEQA INITIAL STUDY

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

- 1. **Project title:** Parcel Map Application No. PLN 2017-0025
Joseph Guichard
- 2. **Lead agency name and address:** Stanislaus County
1010 10th Street, Suite 3400
Modesto, CA 95354
- 3. **Contact person and phone number:** Denzel Henderson, Assistant Planner
- 4. **Project location:** 10591 Gibbs Drive and 11131 Rodden Road,
Oakdale, north of Stanislaus River, west of
Leland Dr, in the Oakdale area.
(APN: 010-074-002 & 010-074-003)
- 5. **Project sponsor's name and address:** Joseph Guichard
10592 Gibbs Drive
Oakdale, CA 95361
josephguichard@aol.com
- 6. **General Plan designation:** Estate Residential(EST)
- 7. **Zoning:** Rural Residential (R-A)
- 8. **Description of project:**

Request to create four parcels and a remainder parcel ranging in size from 3.03± acres to 3.91± acres, (Parcel 1 – 3.91± acres; Parcel 2 – 3.68± acres; Parcel 3 – 3.03± acres; Parcel 4 – 3.03± acres; Remainder – 3.29± acres) from two adjoining parcels (APN: 010-074-002 & 010-074-003) with a combined acreage of 16.94± acres in the R-A zoning district. [The two adjoining parcels were created by parcel map (PM99-61) in 2000.] Proposed Parcel 1 will contain an existing single-family dwelling and detached garage, proposed Parcel 2 will contain an existing modular dwelling, barn, shop, and horse corral, the proposed remainder will contain an existing single-family dwelling and a pool, proposed Parcels 3 and 4 will retain pasture. Proposed Parcels 1-4 will take access off of County-maintained Gibbs Drive while the remainder parcel will continue to use County-maintained Rodden Road for access.

The applicant is not proposing to build any structures as a part of this project; however, upon completion of any required improvements and recordation of the final parcel map, a maximum of two single-family dwellings may be constructed on each parcel in compliance with County Code Chapter 21.24 Rural Residential (R-A) District.

The project site is within a Rural Residential area. Lesnini Creek exists approximately 400± feet to the north and west of the site. The Stanislaus River is 235± feet south of the project site. This 235± feet includes Rodden Road and a row of rural residential parcels north of and adjacent to the River.

- 9. **Surrounding land uses and setting:** Surrounding land uses includes three acre ranchettes to the east, scattered single-family dwellings and undeveloped pasture land to the west and north, and Rodden Road, a row of single-family dwellings, and the Stanislaus River to the south.

EXHIBIT E

10. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):**
- Department of Public Works
 - Department of Environmental Resources
 - Oakdale Rural Fire
 - Oakdale Irrigation District
 - San Joaquin Valley Air Pollution Control District
 - CA Department of Fish and Wildlife
 - Cal Fire

11. **Attachments**
- Exception Statement and Findings
 - Maps
 - Central California Information Center Records Search
 - Early Consultation Referral Responses
 - Parcel Map 99-61 Initial Study

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.

Denzel Henderson, Assistant Planner
Prepared By

September 28, 2017
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 scenic vista. Community standards generally do not dictate the need or desire for an architectural review of agricultural or residential subdivisions. Approval of the project would result in the creation of four parcels and a remainder ranging in size from 3.03± acres to 3.91± acres, (Parcel 1 – 3.91± acres; Parcel 2 – 3.68± acres; Parcel 3 – 3.03± acres; Parcel 4 – 3.03± acres; Remainder – 3.29± acres) from two adjoining parcels (APN: 010-074-002 & 010-074-003) with a combined acreage of 16.94± acres in the R-A zoning district. The project site is improved with two dwellings and a manufactured home, appurtenant structures, and a horse corral. The creation of additional parcels will allow for development of a maximum of ten dwelling units subject to Stanislaus County Zoning Ordinance Chapter 21.24 Rural Residential development standards. Construction of additional homes will be consistent with the visual character of the area. However, additional dwellings will result in additional impacts to nighttime views. Consequently, conditions of approval will be added to: 1) minimize potential impacts from on-site lighting by requiring all exterior lighting to be designed to provide adequate illumination without a glare effect.

Mitigation: None

References: Stanislaus County General Plan and Support Documentation¹. Application Information Material

II. AGRICULTURE AND FOREST RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?			X	
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?			X	

Discussion: The project site is 16.94± acres in size, designated Estate (EST) in the County’s General Plan and is zoned Rural Residential (R-A), which supports rural residential developments. The site is not enrolled in a Williamson Act Contract. The project site is currently developed with two single-family homes, a manufactured home and several detached accessory structures including a detached garage, a shop, shed, and barn with the majority of the property consisting of open undeveloped land. All future development must be consistent with the General Plan and Zoning designation.

The project site has soils classified by The California Department of Conservation Farmland Mapping and Monitoring Program as “Prime Farmland” and “Rural Residential Land”. The Prime Farmland designated area is 9.1 acres of pasture land. The United States Department of Agriculture (USDA) Natural Resources Conservation Service’s Northern Stanislaus County Soil Survey shows that the dominate soil present is Chuloak sandy loam which is occupies over 86% and is grade two with a storie index of 73. The Pentz fine sandy loam occupies ±6.1% and is grade four with a storie index of 24. Honcut sandy loam occupies the remaining ±4% and the grade is two with a storie index of 73. A storie Index rating from 80-100 and Grade I and II are considered to be prime farmland.

The project site is surrounded by land zoned and used consistent with the R-A zoning designation. Parcels consist of single-family dwellings and accessory structures with small areas of open space that have undergone substantial surface and near surface manipulation. The closest agriculturally zoned property is approximately 500± feet west of the site. Based on this information staff believes that the proposed project will not conflict with any agriculturally zoned land or Williamson Act Contracted land. Nor will the project result in the conversion of unique farmland, farmland of statewide importance, timberland or forest land to a non-agricultural or non-forest use. The project will not contribute to the loss forest land and, as such, will have a less than significant impact on forest resources. No construction is proposed as a part of this project; however, additional structures (two single-family dwellings per parcel, garages, etc) could be constructed after recordation of this parcel map. Construction of additional structures could result in the loss of acreage identified as prime farmland; however, as the project site is zoned R-A, intended for residential development, and surrounded by smaller R-A zoned lots, improved with single-family dwellings, it is unlikely that approval of this project would result in a significant impact to agricultural resources.

Mitigation: None

References: Stanislaus County General Plan and Support Documentation¹. California State Department of Conservation Farmland Mapping and Monitoring Program – Stanislaus County Farmland 2016; Application Material, United States Department of Agricultural soil survey

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 who responded with a determination that the project would not have a significant effect on air quality, but that future development (construction of additional houses) would contribute to an overall decline in air quality which may result in exceedance of SJVAPCD thresholds of significance for impacts to air quality. Therefore, SJVAPCD responded with conditions of approval identifying regulations for future development. Incorporation of these conditions is expected to reduce project impacts to air quality to less than significant. .

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: Letter from San Joaquin Valley Air Pollution Control District dated May 4, 2017, 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 project site is 16.94± acres in size, designated Estate (EST) in the County's General Plan and is zoned Rural Residential (R-A), which supports rural residential developments. The project site is currently developed with three single-family homes and several detached accessory structures including a detached garage, a shop, shed, and a barn with the majority of the property consisting of open undeveloped land. The proposed project will subdivide the 16.94± acre adjoined parcels into four parcels and a remainder parcel.

The California Department of Fish and Wildlife's California Natural Diversity Database website identifies the quadrant in which the site is located as having five species (CNDDDB) as candidates for endangered or threatened species. The *Ambystoma californiense* (California Tiger Salamander), *Agelaius tricolor* (tri-colored blackbird), *Lepidurus packardii* (vernal pool tadpole shrimp), *Oncorhynchus mykiss irideus* (coastal rainbow trout), *Oncorhynchus tshawytscha* (Chinook salmon) are the identified species for the Oakdale quadrant. A Stanislaus County Biologist previously reviewed the site location (PM 99-61) and based on the extensive residential development surrounding the project site, determined that project impacts to biological resources were unlikely.

Construction is not being proposed as a part of this project; however, upon project approval the developer could build an additional seven dwellings or two dwellings per parcel. The project was referred to the California Department of Fish and Wildlife (CDFW) and US Army of Engineers and no comments were received as a part of the Early Consultation referral. Due to the presence of Lesini Creek to the north of the site and the Stanislaus River to the south of the site, staff contacted CDFW staff directly regarding the potential for habitat to occur on-site. CDFW staff responded that the project (creation of new parcels) would be unlikely to trigger the need for a Streambed Alteration Permit (1600 permit). CDFW staff further stated that the area was within 1600 jurisdiction and that application for a 1600 permit should be made prior to any construction. County staff conducted a site visit on June 9, 2017, and verified no bodies of water (creek, streams, or ponds) were present on-site; however, a standard condition of approval will be added requiring that the applicant contact CDFW to verify no additional permitting is needed prior to issuance of a building permit.

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. As mentioned previously, the project site does not appear to contain streams or ponds that could be considered Waters of the United States.

Mitigation: None

References: California Department of Fish and Wildlife California Natural Diversity Database; CEQA Initial Study Parcel Map 99-61, November 16, 1999; Stanislaus County General Plan and Support Documentation¹; Application Information Material

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), no historic, archaeological, or cultural resources have been reported for this site. The records search did indicate that the project area has a high sensitivity for possible discovery of prehistoric and historic archaeological resources. Consequently, the project is being referred to area Tribes to determine if any resources are known to exist in this area.

The CCIC believes that historical resources such as standing buildings, structures, object or physical evidence of human activities 45 years old or older, and possibly subsurface historic-era archeological features could exist. The CEQA Initial study for Parcel Map 99-61 stated that archaeological/historical resources are not known to exist nor expected to be present on site, because past farming activities have resulted in the project site's exposure to substantial subsurface and near surface manipulation. There is no development being proposed as part of this project; however, as mentioned previously up to two dwellings per parcel could be constructed once the final map has been recorded. Since any residential development will not be subject to additional discretionary review, conditions of approval will be placed on the project requiring a qualified historical resource consultant to evaluate project area and send a report of findings to the CCIC and Stanislaus County. In addition, a condition of approval will be added to the project, identifying the potential for resources and identifying the process, should any resources be found, for halting construction activities and contacting the appropriate agencies.

Mitigation: None

References: Stanislaus County Assessor, Central California Information Center (CCIC) report dated November 14, 2016; CEQA Initial Study Parcel Map 99-61, November 16, 1999; 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: The USDA Natural Resources Conservation Service’s indicates that the soils on the project consist of approximately 89% Chuloak Sandy Loam, 0 to 2 percent slopes, 4.9% honcut sandy loam, 0 to 2 percent slopes and 6.1% pentz fine sandy loam, 15 to 50 percent slopes.

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. Results from the soils test will determine if unstable or expansive soils are present. If such soils are present, special engineering of the structure will be required to compensate for the soil deficiency. Any structures resulting from this project will be designed and built according to building standards appropriate to withstand shaking for the area in which they are constructed. Any earth moving is subject to Public Works Standards and Specifications which consider the potential for erosion and run-off prior to permit approval.

Mitigation: None

References: Department Of Public Works referral response July 14, 2017; California Building Code; and 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 San Joaquin Valley Air Pollution Control District (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.

The project was referred to SJVAPCD who determined that subdivision of the project site will have a less than significant impact on air quality but that future development (construction) will likely contribute to the overall decline in air quality. To address potential future impacts, SJVAPCD responded with a number of development regulations designed to insure that future development would not exceed SJVAPCD thresholds for impacts to air quality. These regulations will be added to the project as conditions of approval.

Mitigation: None

References: Letter from San Joaquin Valley Air Pollution Control District dated May 4, 2017; 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: This project requests to create four parcels and a remainder parcel ranging in size from 3.03± acres to 3.91± acres, (Parcel 1 – 3.91± acres; Parcel 2 – 3.68± acres; Parcel 3 – 3.03± acres; Parcel 4 – 3.03± acres; Remainder – 3.29± acres) from two adjoining parcels (APN: 010-074-002 & 010-074-003) with a combined acreage of 16.94± acres in the R-A zoning district. The project site is improved with two dwellings and a manufactured home, appurtenant structures, and a horse corral. The creation of additional parcels will allow for development of a maximum of ten dwelling units subject to Stanislaus County Zoning Ordinance Chapter 21.24 Rural Residential development standards. No known hazardous materials are on-site, nor does the project propose to transport or store hazardous materials. Consequently, as the transport or use of hazardous materials is not a part of this project, no accident involving the use of or release/emission of hazardous materials, nor associated impact is expected to occur.

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. Department of Environmental Resources (DER) is responsible for overseeing hazardous materials in this area. The groundwater is not known to be contaminated in this area. The project is located in a Cal Fire State Responsibility Area and identified as being a moderate fire hazard severity zone. The

property is served by the Oakdale Rural Fire District and will pay fire impact fees for all new construction. The project was referred to Oakdale Fire as part of the early consultation; however, no comments were received to date. The project site is not located near an Airport and is therefore not included in any airport land use compatibility plan.

Mitigation: None

References: Application Information; Department of Toxic Substances Control; Stanislaus County General Plan and Support Documentation¹

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) infrastructure. The site has been developed with two single-family dwellings and a manufactured home, and accessory structures including a detached garage, a shop, shed, and a barn. The Department of Environmental Resources (DER) responded with conditions requiring each parcel to have an approved independent water supply and a Measure X on-site wastewater disposal system with individual Primary and Secondary wastewater treatment units for proposed Parcels 3 and 4.

Proposed Parcel 2 will need to add a well prior to the recording of the map or remove existing development. The proposed remainder parcel and proposed Parcel 1 are improved with a single-family dwelling with existing individual domestic wells.

The domestic wells are not anticipated to have a significant effect on groundwater supplies. The project site's terrain contains declined slopes on the edges of the west and southern borders of the project site and is located approximately 150 feet from Stanislaus River. The proposed project will not affect water quality and water discharge nor will it alter the existing drainage pattern of the site. Because up to seven new homes could be constructed on the project site, after parcel map recordation, and because new construction would alter drainage patterns, conditions of approval will be added to this project requiring preparation of a storm water run-off and drainage plan, designed to maintain all stormwater and drainage on-site, and approved by the Department of Public Works, prior to issuance of a building permit.

Areas subject to flooding have been identified in accordance with the Federal Emergency Management Act (FEMA). The project site sits on a bluff above Rodden Road and is located just outside of flood zone X (Outside of the 2% annual chance floodplain - Flood Map #06099C0195E), and as such, flooding is expected to have a less than significant impact on this project. All measures required to be taken in regard to the Flood Zone designation will be addressed by the Building Permits Division during the building permit process.

Oakdale Irrigation District (OID) provides on-site irrigation water and drainage. However, newly created parcels will be considered ineligible to receive irrigation water and would need to complete OID's new connection process prior to the receipt of water. Several new conditions will be required to be met in accordance with OID's Subdivision Parcel Map Policy at the time the new connection process is initiated (i.e. independent irrigation and drainage, etc.). Additionally, since the proposed four new parcels and the remainder parcel are less than ten acres the lots are considered substandard, and approval from the OID Board of Directors' for newly created parcels to be connected to irrigation service.

Comments from DER and OID will be added to the projects Conditions of Approval.

Mitigation: None.

References: Department Of Environmental Resources referral response dated May 16, 2017; Department Of Public Works referral response dated July 12, 2017; Oakdale Irrigation District referral response dated May 16, 2017; Stanislaus County GIS (Geographical Information System); FEMA Flood Map Service Center; Stanislaus and the 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 within an existing rural residential area in the east Oakdale area. Existing land use designations for the project site include a General Plan designation of Estate Residential (EST) and a zoning designation of Rural Residential (R-A), which typically allows zero to one dwelling units per three acres, in accordance with site and development standards. The project proposes to create four parcels and a remainder parcel ranging in size from 3.03± acres to 3.91± acres from a 16.94± acre site. The applicant is requesting an exception for the design of the parcel map. The current configuration does not allow proposed Parcels 2 and 4 access to County maintained Rodden Road. Instead proposed Parcels 2 and 4 will utilize two separate 30-foot access easements through Parcel 3 to access County-maintained Gibbs Drive as required by County Code Title 20 Subdivisions. The proposed lot configuration with the approval of exception is consistent with the General Plan and zoning designations. The proposed project will not conflict with any applicable habitat conservation plan or natural community conservation plan.

Mitigation: None

References: Department Of Public Works referral response dated July 12, 2017; 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: No construction is being proposed as a part of this project; however, the R-A zoning district permits up to two dwellings per parcel provided all development standards and California and County Code requirements can be met. New construction would result in a temporary increase in noise and, as such, a standard condition of approval will be added to the project to address the temporary increase in noise by limiting hours of construction. Although construction is not proposed, the establishment of up to two dwellings per parcel would result in a permanent increase in ambient noise in the area; however, as the use would be residential in nature and consistent with the area, any increase in noise is expected to have a less than significant impact. The project is not included in any airport land use compatibility plan, nor is it located near any private airports.

Mitigation: None

References: 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 result in construction of new infrastructure which could be considered as growth inducing. Currently, the area is served by individual septic systems and private wells. Irrigation is provided by the Oakdale Irrigation District.

Approval of this project could result in construction of up to two dwellings per parcel (maximum of ten dwellings: three existing and seven new) will result in less than significant impacts to population growth. No displacement of existing homes or people will result as a part of this project.

Mitigation: None

References: 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:				
Fire protection?			X	
Police protection?			X	
Schools?			X	
Parks?			X	
Other public facilities?			X	

Discussion: The County has adopted Public Facilities Fees to address impacts to public services. School and Fire Facility Fees are determined by each district and collected to address impacts to these 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. No development is being proposed as a part of the project; however, each newly created parcel could construct up to two homes in conformance with the R-A (Rural Residential) development standards. Conditions of approval will be placed on the project to reflect development fees.

Mitigation: None

References: 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: Each parcel will be a minimum of three acres in compliance with the Estate Residential General Plan designation and development requirements. Each Parcel is sufficient in size to provide on-site recreation opportunities. The proposed project may result in a minimal increase in use of nearby recreational facilities; however, the project will not result in the need for new or expanded recreational facilities. Consequently, impacts to existing recreation facilities are less than significant. The project was referred to Parks and Recreation as part of the Early Consultation; however, no comments were received.

Mitigation: None

References: 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: According to the Federal Highway Administration the average daily vehicle trips per household is 9.6, which would equal 96 potential trips per day as a result of project approval and construction of maximum build out of additional seven units (10 units max, 3 already existing 9.6 = 28.8, 7 new units x 9.6 = 67.2). The project proposes that the

remainder parcel continue to take access off Rodden Road while proposed Parcels 1, 2, 3, and 4 will take access from Gibbs Road. Both Roads are County-maintained. It is not anticipated that the proposed project will have any significant impacts on transportation or traffic. Conditions of approval will be added to the project to address required improvements, access easements and access easement maintenance. All improvements related to the project must be completed to the satisfaction of the Stanislaus County Department of Public Works.

Mitigation: None

References: Department Of Public Works referral response dated July 12, 2017; 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: Each single-family dwelling shall utilize an individual domestic well and septic system. Oakdale Irrigation District (OID) supplies the site with irrigation water. An OID referral response indicated that approval of the proposed parcel map would require new OID Board approved connection agreements for newly created parcels. Conditions of approval will be added to project to address these comments.

No further limitations on providing services have been identified. If construction of new dwellings were to occur, each parcel and its respective dwelling(s) would be served by private well, septic system, and on-site drainage. Conditions of approval will be added to the project to address these requirements.

Mitigation: None

References: Oakdale Irrigation District referral response dated May 16, 2017; 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 the surrounding area. The project site is an existing rural residential area in the Oakdale area.

¹Stanislaus County General Plan and Support Documentation adopted in August 23, 2016, as amended. **Housing Element** adopted on April 5, 2016.

NEGATIVE DECLARATION

NAME OF PROJECT: PARCEL MAP APPLICATION NO. 2017-0025 – Joseph Guichard

LOCATION OF PROJECT: 10591 Gibbs Drive and 11131 Rodden Road, north of Stanislaus River, west of Leland Drive, in the Oakdale area. APN: 010-074-002 & 010-074-003.

PROJECT DEVELOPERS: Joseph Guichard
10591 Gibbs Drive
Oakdale CA, 95361

DESCRIPTION OF PROJECT: Request to subdivide two adjoining parcels totaling 16.94± acres into four parcels and a remainder parcel ranging in size from 3.03± acres – 3.29± acres in the Rural Residential (R-A) zoning district.

Based upon the Initial Study, dated **September 28, 2017**, 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: Denzel Henderson, Assistant Planner

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



CENTRAL CALIFORNIA INFORMATION CENTER

California Historical Resources Information System

Department of Anthropology – California State University, Stanislaus

One University Circle, Turlock, California 95382

(209) 667-3307 - FAX (209) 667-3324

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

Date: 11/14/2016

Records Search File #: 10089N

Project: Guichard/Hunter Properties

Patty Mayfield
Morris Engineering & Surveying, Inc.
334 S. Yosemite, Suite D
Oakdale, CA 95361

patty@morris-eng.com

Dear Ms. Mayfield:

We have conducted a records search as per your request for the above-referenced project area located on the Oakdale USGS 7.5-minute quadrangle map in Stanislaus County.

Search of our files includes review of our maps for the specific project area and the immediate vicinity of the project area, and review of the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), the *California Inventory of Historic Resources* (1976), the *California Historical Landmarks* (1990), and the California Points of Historical Interest listing (May 1992 and updates), the Directory of Properties in the Historic Property Data File (HPDF) and the Archaeological Determinations of Eligibility (ADOE) (Office of Historic Preservation current electronic files dated 03-20-2014), the *Survey of Surveys* (1989), the Caltrans State and Local Bridges Inventory, GLO Plats, and other pertinent historic data available at the CCalIC for each specific county.

The following details the results of the records search:

Prehistoric or historic resources within the project area:

- (1) No archaeological or historical resources have been formally reported to the Information Center.
- (2) Historical documents outlined below reference the following information pertinent to the project and its immediate vicinity:

GLO Plat, T2S R11E, Sheet #44-118, dated 1853-1854 references a "Trail" in the vicinity of the project area in Section 5

Annals of Stanislaus County, Volume I, River Towns and Ferries (Brotherton 1982:79-80, Map: Stanislaus River, The Upper Ferries) references "Walker's Ferry," established in 1862 on the Stanislaus River near the project area.

The Official Map of the County of Stanislaus, California, dated 1906 references the "Orange Blossom Colony" within the project area.

The 1953 edition of the Oakdale 7.5' map references two buildings that are at least 63 years in age (or older) within the project area, qualifying as possible historical resources.

The 1968 edition of the Oakdale 7.5' map references a building that is at least 48 years in age within the project area, qualifying as a possible historical resource.

Prehistoric or historic resources within the vicinity of the project area: For your information Native American occupation sites have been reported elsewhere in Stanislaus County within the streamside environs of the Stanislaus River. There is one reported prehistoric archaeological resource located within one-half mile of the project area. Historic buildings and structures have also been documented nearby.

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

Previous investigations within the project area: There have been no previous investigations within the project area.

Recommendations/Comments: Based on existing data in our files the project area has a high sensitivity for the possible discovery of historical resources, including both prehistoric and historic archaeological resources. Survey by a qualified historical resources consultant is recommended prior to implementation of the project or issuance of any discretionary permit.

Please be advised that a historical resource is defined as a building, structure, object, prehistoric or historic archaeological site, or district possessing physical evidence of human activities over 45 years old. Since the project area has not been subject to previous investigations, there may be unidentified features involved in your project that are 45 years or older and considered as historical resources requiring further study and evaluation by a qualified professional of the appropriate discipline.

The Statewide Referral List for Historical Resources Consultants is posted for your use on the internet at <http://chrisinfo.org>

We advise you that in accordance with State law, if any historical resources are discovered during project-related activities, all work is to stop and the lead agency and a qualified professional are to be consulted to determine the importance and appropriate treatment of the find. If Native American remains are found the County Coroner and the Native American Heritage Commission, Sacramento (916-373-3710) are to be notified immediately for recommended procedures.

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

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the State Office of Historic Preservation are available via

this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the CHRIS Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

We thank you for contacting this office regarding historical resource preservation. Please let us know when we can be of further service. Please sign and return the attached **Access Agreement Short Form**.

Note: Billing will be transmitted separately via email from the Financial Services office (\$150.00), payable within 60 days of receipt of the invoice.

Sincerely,



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

Copy of invoice to Laurie Marroquin, Financial Services (lamarroquin@csustan.edu)



DEPARTMENT OF PUBLIC WORKS

Matt Machado, PE, LS
Director, County Surveyor

Chris Brady, PE
Deputy Director - Design/Survey/Fleet Maintenance

Frederic Clark, PE, LS
Deputy Director - Development/Traffic

David Leamon, PE
Deputy Director - Construction
Administration/Operations

Letti Ortiz
Senior Business and Finance Manager

www.stancounty.com/publicworks

October 11, 2017

To: Denzel Henderson, Assistant Planner, Planning and Community Development
From: Angie Halverson, Senior Land Development Coordinator
Subject: PLN 2017-0025 Joseph Guichard Parcel Map

This is a request to create four parcels and a remainder out of a 16.9 acre parcel. Parcels 1 through 4 will take access off of Gibbs Drive while the remainder parcel will continue to access Rodden Road through an existing driveway.

The parcels numbered 2 and 4 on the tentative map front Rodden Road. Due to the topography constraints and for health and safety issues, access to Rodden Road will not be allowed to these two parcels. Instead, the proposed access is to be through parcel 3 that fronts Gibbs Drive. Per Stanislaus County General Plan and Standards and Specifications, fire and safety vehicle access on roads and driveways cannot exceed 10% in slope, with a maximum of 12% in specific circumstances. The existing topography for both parcels 2 and 4 are more than the allowed slope. An exception for parcels 2 and 4 shall be granted so that the proposed access through parcel 3 that fronts Gibbs Drive can be utilized.

20.52.170 Lots—Access.

All lots or parcels being created must front with access on a county road, city street, or state highway if less than twenty acres in gross area except where the land consists of a parcel or parcels having approved access to a public street or highway which comprises part of a tract of land zoned for industrial development, and which has the approval of the commission as to street alignment and width. The commission may approve a tentative parcel or subdivision map when all of the parcels being created are twenty acres or more in gross area and each has an approved access to a public-maintained highway. (Ord. CS 179 §1, 1986; Ord. NS 1061 §2, 1981; prior code §9-40(j)(8)).

Stanislaus County Public Works has reviewed the parcel map and applied the following conditions of approval:

1. The recorded parcel map shall be prepared by a licensed land surveyor or a registered civil engineer licensed to practice land surveying.
2. All structures not shown on the tentative parcel map shall be removed prior to the parcel map being recorded.

3. The new parcels shall be surveyed and fully monumented prior to the recording of the parcel map.
4. Gibbs Drive is classified as a 60 foot Local Road. The required ½ width of Gibbs Drive is 30 feet west of the centerline of the roadway. The existing right of way is 25 feet west of the centerline. The remaining 5 feet west of the centerline shall be dedicated as an Irrevocable Offer of Dedication.
5. Prior to the final parcel map being recorded, a Notice of a Road Maintenance Agreement shall be executed and recorded **or** a Homeowner's Association shall be formed. This agreement shall cover the access easement adjoining the parcels being formed by this map. The necessary documents shall be recorded and specify that maintenance of all private access easements and/or roads will be the sole responsibility of the property owners. A copy of the recorded Notice of a Road Maintenance Agreement or Homeowner's Association shall be provided to the Department of Public Works and the Department of Planning and Community Development for review and approval prior to recordation of the map.

SUMMARY OF RESPONSES FOR ENVIRONMENTAL REVIEW REFERRALS

PROJECT: PM APP NO. PLN2017-0025 - JOSEPH GUICHARD

REFERRED TO:				RESPONDED		RESPONSE			MITIGATION MEASURES		CONDITIONS	
	2 WEEK	30 DAY	PUBLIC HEARING NOTICE	YES	NO	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 FORESTRY (CAL FIRE)	X	X	X		X							
CA DEPT OF TRANSPORTATION DIST 10	X	X	X		X							
CA OPR STATE CLEARINGHOUSE	X	X	X		X							
CA RWQCB CENTRAL VALLEY REGION	X	X	X		X							
CENTRAL VALLEY FLOOD PROTECTION	X	X	X		X							
COOPERATIVE EXTENSION	X	X	X		X							
FIRE PROTECTION DIST: OAKDALE RURAL	X	X	X		X							
HOSPITAL DISTRICT: OAK VALLEY HOSPIT	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		X							
RAILROAD: SIERRA	X	X	X		X							
SAN JOAQUIN VALLEY APCD	X	X	X	X				X		X	X	
SCHOOL DISTRICT 1: OAKDALE	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 HAZARDOUS MATERIALS	X	X	X		X							
STAN CO PARKS & RECREATION	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 1: OLSEN	X	X	X		X							
STAN COUNTY COUNSEL	X	X	X		X							
STANISLAUS FIRE PREVENTION BUREAU	X	X	X		X							
STANISLAUS LAFCO	X	X	X		X							
SURROUNDING LAND OWNERS	X	X	X		X							
TELEPHONE COMPANY: ATT	X	X	X		X							
TRIBAL CONTACTS (CA Government Code §65352.3)	X	X	X		X							
US ARMY CORPS OF ENGINEERS	X	X	X		X							
US FISH & WILDLIFE	X	X	X		X							