

# STANISLAUS COUNTY PLANNING COMMISSION

August 2, 2018

## STAFF REPORT

PARCEL MAP APPLICATION NO PLN2017-0112  
JEFF AND LISA MCPHEE

**REQUEST: TO SUBDIVIDE A NINE GROSS ACRE PARCEL INTO THREE PARCELS OF THREE GROSS ACRES EACH.**

### APPLICATION INFORMATION

Applicant	Jeff and Lisa McPhee
Property owner:	Jeff and Lisa McPhee
Agent:	Bill Morris, Morris Engineering and Surveying, Inc.
Location:	12919 Lancaster Road, east of Stanislaus River Drive, in the Oakdale area.
Section, Township, Range:	4&9-2-11
Supervisorial District:	One (Supervisor Olsen)
Assessor's Parcel:	010-012-040
Referrals:	See Exhibit G Environmental Review Referrals
Area of Parcel(s):	Nine gross acres
Water Supply:	Private well
Sewage Disposal:	Private septic system
General Plan Designation:	EST (Estate Residential)
Community Plan Designation:	N/A
Existing Zoning:	R-A (Rural Residential)
Sphere of Influence:	N/A
Williamson Act Contract No.:	N/A
Environmental Review:	Mitigated Negative Declaration
Present Land Use:	Row crops
Surrounding Land Use:	Ranchettes to the south, east, and west; and the Stanislaus River and ranchettes to the north.

### RECOMMENDATION

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

### PROJECT DESCRIPTION

The project is a request to subdivide an existing nine gross acre parcel into three parcels of three gross acres each in size, in the R-A (Rural Residential) zoning district. Each parcel will front the County-maintained Lancaster Road. The proposed parcels will be served by individual private well and septic systems for any future development.

## **SITE DESCRIPTION**

The site is located at 12919 Lancaster Road, east of Stanislaus River Drive, in the Oakdale area. A portion of the site is planted in oats and the remaining portion of the site is vacant. Prior to being demolished in 2016, Proposed Parcel 2 was developed with a single-family dwelling including a private well and septic system. The site includes a 40 foot wide irrigation easement, which is to remain, centering on the Oakdale Irrigation Gray Pipeline that extends easterly through Proposed Parcel 1 and southerly through Proposed Parcel 2 (see Exhibit B - *Maps*).

## **ISSUES**

No issues have been identified as a part of this request. Standard conditions of approval, along with mitigation measures that are discussed in the “Environmental Review” section of this report, have been added to the project.

## **GENERAL PLAN CONSISTENCY**

Consistency with the goals, objectives, and policies of the various elements of the General Plan must be evaluated when processing all discretionary project requests. The site is currently designated as Estate Residential in the Stanislaus County General Plan. The intent of the Estate Residential designation is to provide for small parcels in a rural setting, located outside the adopted sphere of influence of a community, that do not include the full range of urban services that other residential districts may provide. This designation also acts as a buffer between denser residential surroundings and agriculturally producing parcels. The proposed project to create three lots would be consistent with the Estate Residential designation as the creation of the proposed lots would be suitable for rural residential development.

Each proposed parcel will front Lancaster Road, which is County-maintained. Lancaster Road is classified as an 80-foot wide Minor Collector in the Circulation Element of the County's General Plan. The 80-foot wide ultimate right-of-way is required due to unique roadway conditions such as rolling terrain or higher elevations. The current right-of-way of Lancaster Road along the project site is 60 feet wide. To ensure the ultimate right-of-way of 80 feet is met, a 10 foot wide irrevocable offer of dedication will be required for each proposed parcel. A condition of approval has been added for this dedication to be completed prior to the recording of the parcel map.

## **ZONING & SUBDIVISION ORDINANCE CONSISTENCY**

The site is currently zoned R-A (Rural Residential), which requires the minimum lot size of newly created parcels to be three gross acres when combined with an Estate Residential Designation. Gross acreage can be determined by including half width of road frontages and irrigation facilities in the overall parcel size calculation. The County's Subdivision Ordinance requires that parcels less than 20 acres in size front a County-maintained road and that the minimum lot width and depth for residential lots be 55 feet and 80 feet respectively, unless a greater frontage is required by the applicable zoning district. In the R-A zoning district the minimum lot width is 65 feet and the minimum lot depth is 80 feet. Each proposed lot meets the minimum site area and lot width and depth requirements of the R-A zoning district and front on a county maintained road.

The proposed project is not proposing any residential development but could potentially develop two single-family dwellings on each newly created parcel, as permitted by the R-A zoning district. Should the parcels develop in the future each proposed parcel would be served by an individual

private well and septic system and will take access from the County-maintained Lancaster Road. The proposed parcel map demonstrates consistency with both the Zoning and the Subdivision Ordinances.

### **ENVIRONMENTAL REVIEW**

A biological assessment was prepared for this project to review any potential impacts to biological resources on-site. A full discussion of the assessment can be found in Section IV – Biological Resources of the Initial Study. The assessment concluded that no endangered species or plant life were located on the project site, however, existing vegetation, including trees, shrubs and grasslands, could become habitat for protected raptors and migratory birds in the future. Therefore, a mitigation measure has been applied as recommended by the assessment to reduce potential impacts to those nesting birds (See Exhibit D – *Initial Study*.) A Mitigated Negative Declaration has been prepared for approval prior to action on the map itself as the project will not have a significant effect on the environment. (See Exhibit F - *Mitigated Negative Declaration*.) Conditions of approval reflecting referral responses have been placed on the project. (See Exhibit C - *Conditions of Approval*.)

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**Note:** Pursuant to California Fish and Game Code Section 711.4, all project applicants subject to the California Environmental Quality Act (CEQA) shall pay a filing fee for each project; therefore, the applicant will further be required to pay **\$2,337.75** for the California Department of Fish and Wildlife (formerly the Department of Fish and Game) and the Clerk Recorder filing fees. The attached Conditions of Approval ensure that this will occur.

Contact Person:                      Jeremy Ballard, Associate Planner, (209) 525-6330

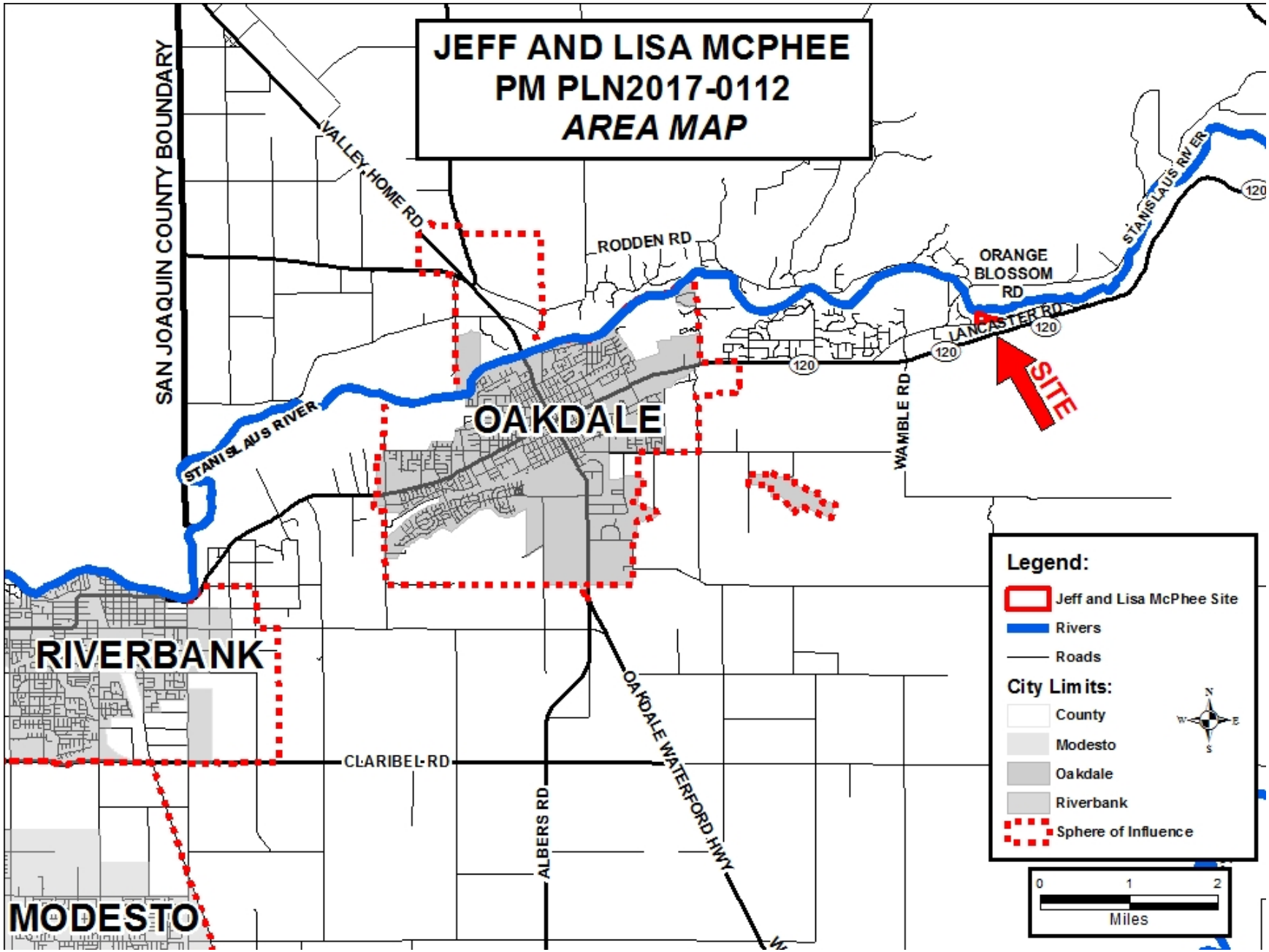
Attachments:

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

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

1. Adopt the Mitigated Negative Declaration pursuant to CEQA Guidelines Section 15074(b), by finding that on the basis of the whole record, including the Initial Study and any comments received, that there is no substantial evidence the project will have a significant effect on the environment and that the Mitigated Negative Declaration reflects Stanislaus County's independent judgment and analysis.
2. Order the filling of a Notice of Determination with the Stanislaus County Clerk-Recorder pursuant of Public Resources Code Section 21152 and CEQA Guidelines Section 15075.
3. Find that:
  - (a) That the proposed map is consistent with applicable general and community plans as specified in Section 65451 of California Code, Government Code.
  - (b) The design or improvement of the proposed subdivision is consistent with applicable general and specific plans.
  - (c) The site is physically suitable for the proposed density of development.
  - (d) The site is physically suitable for the type of development.
  - (e) The design of the parcel map or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
  - (f) The design of the parcel map or type of improvements are not likely to cause serious public health problems.
  - (g) The design of the parcel map or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the 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.
  - (h) That the project will increase activities in and around the project area, and increase demands for roads and services, thereby requiring dedication and improvements.
3. Approve Parcel Map PLN2017-0112 – Jeff and Lisa McPhee, subject to the attached Conditions of Approval.

# JEFF AND LISA MCPHEE PM PLN2017-0112 AREA MAP



**Legend:**

- Jeff and Lisa McPhee Site
- Rivers
- Roads

**City Limits:**

- County
- Modesto
- Oakdale
- Riverbank
- Sphere of Influence

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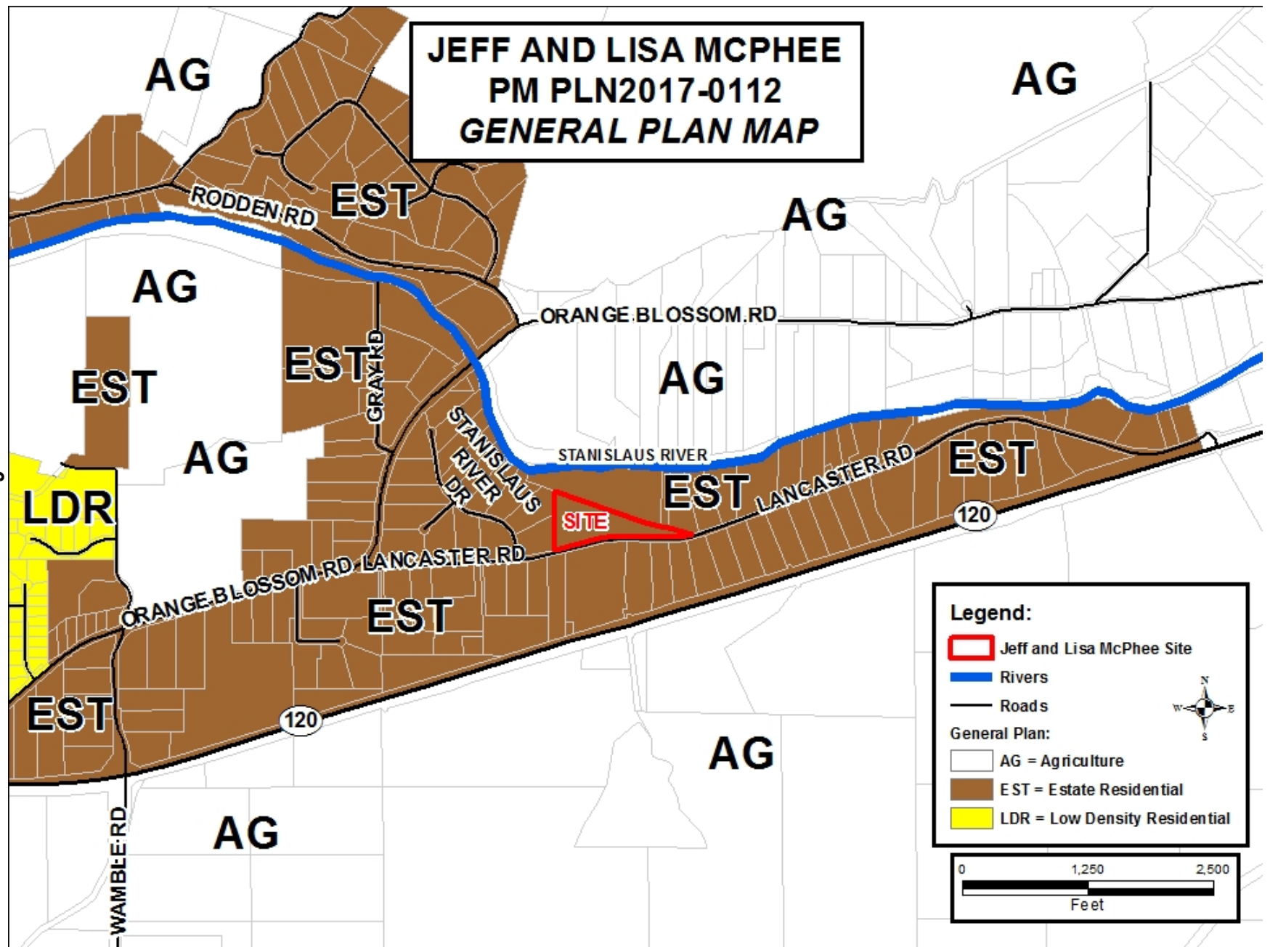
EXHIBIT B

RIVERBANK

MODESTO

**JEFF AND LISA MCPHEE  
PM PLN2017-0112  
GENERAL PLAN MAP**

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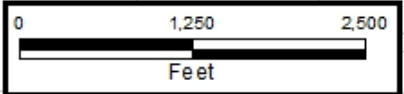


**Legend:**

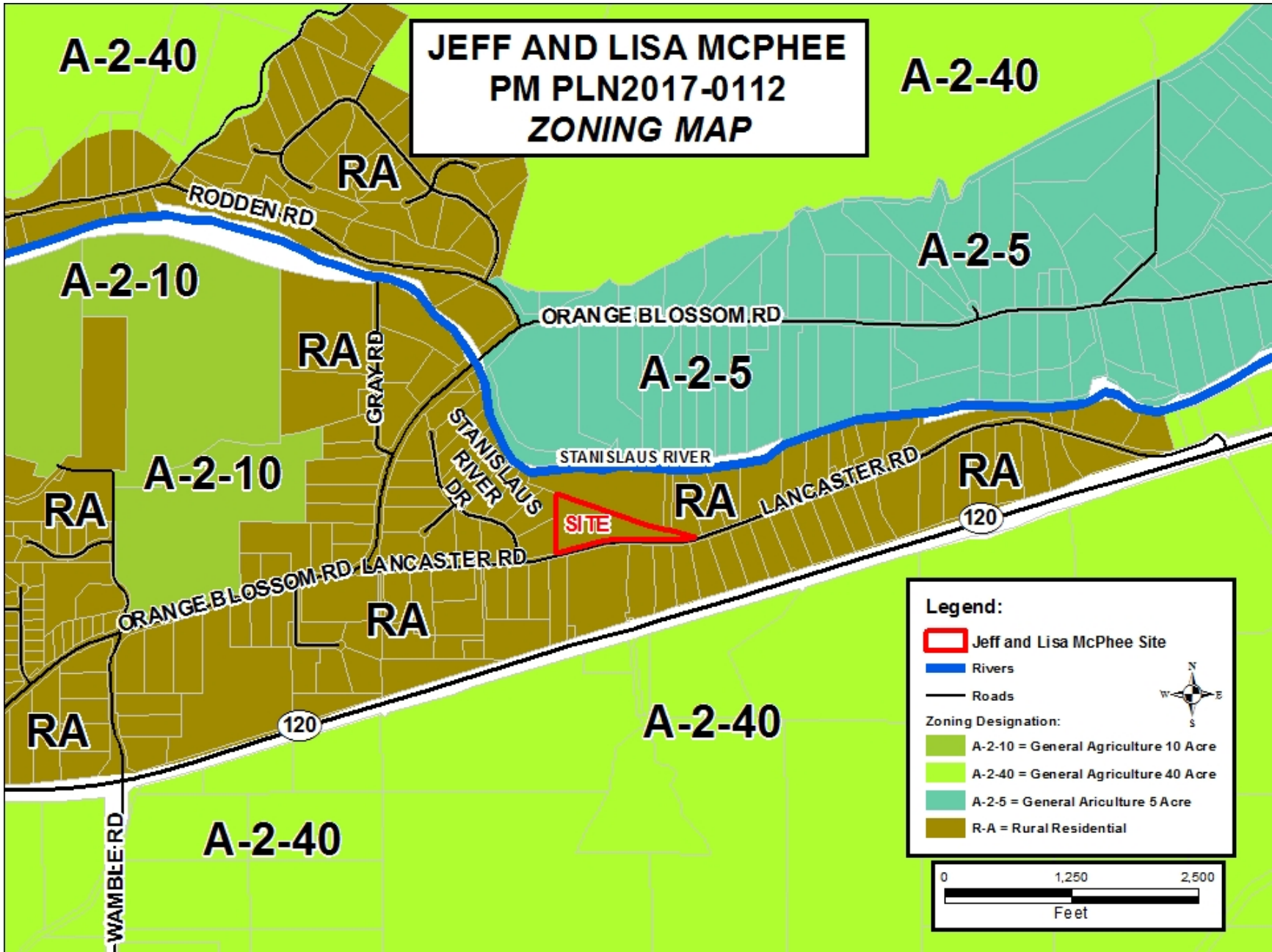
- Jeff and Lisa McPhee Site
- Rivers
- Roads

**General Plan:**

- AG = Agriculture
- EST = Estate Residential
- LDR = Low Density Residential



**JEFF AND LISA MCPHEE  
PM PLN2017-0112  
ZONING MAP**

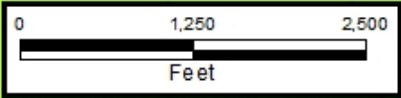



**Legend:**

- Jeff and Lisa McPhee Site
- Rivers
- Roads

Zoning Designation:

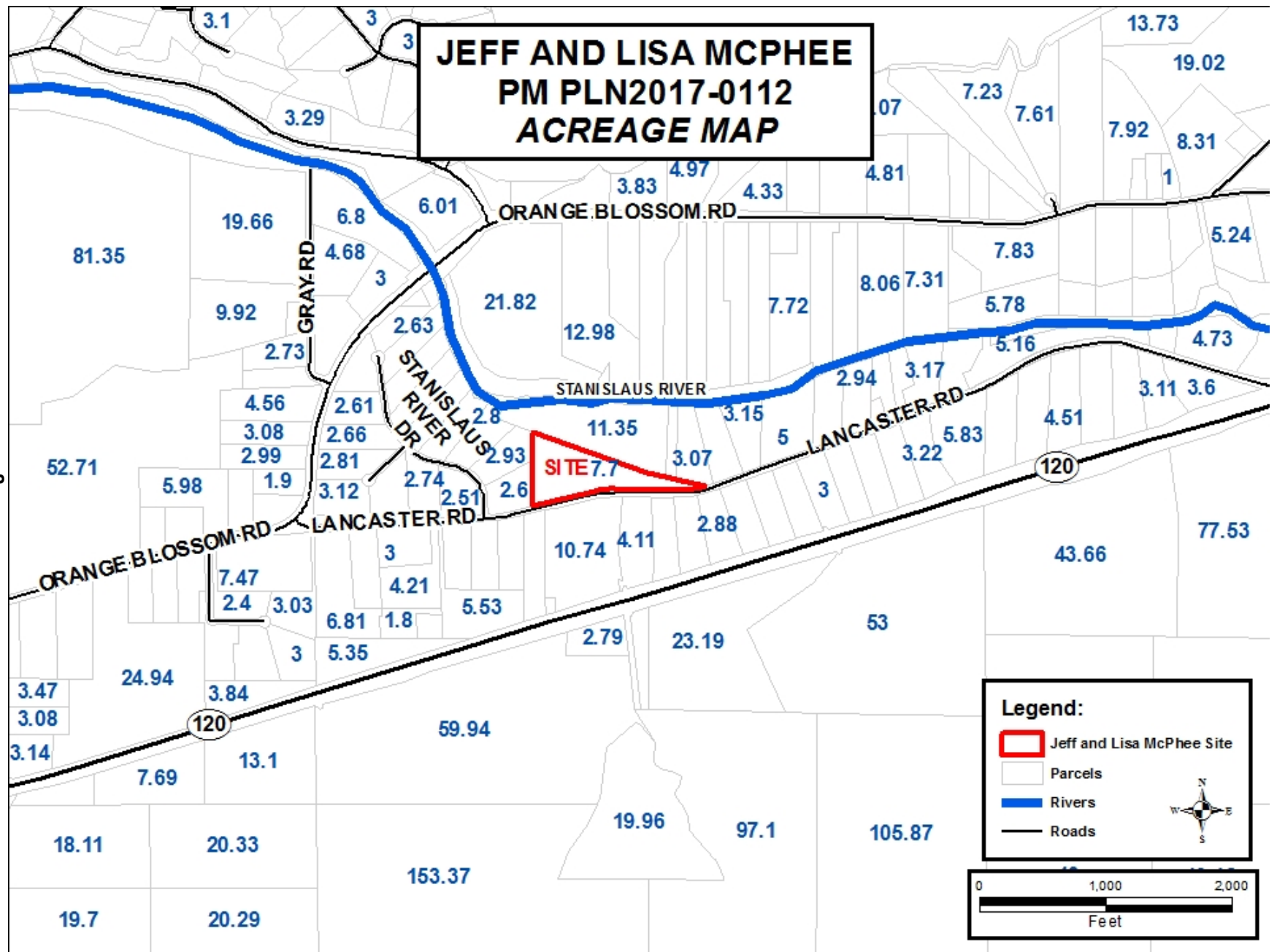
- A-2-10 = General Agriculture 10 Acre
- A-2-40 = General Agriculture 40 Acre
- A-2-5 = General Agriculture 5 Acre
- R-A = Rural Residential



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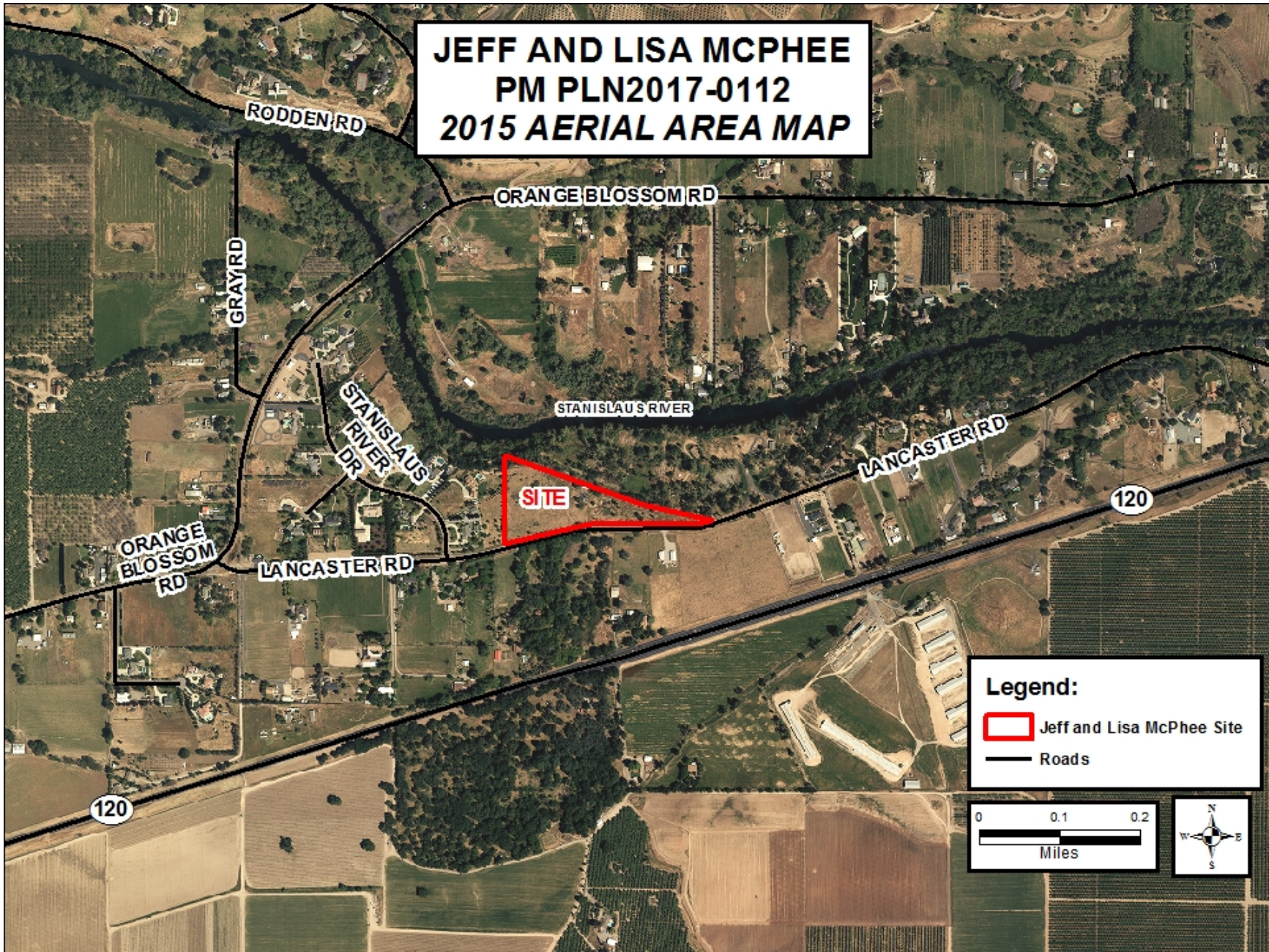
EXHIBIT B-2

**JEFF AND LISA MCPHEE  
PM PLN2017-0112  
ACREAGE MAP**







**JEFF AND LISA MCPHEE  
PM PLN2017-0112  
2015 AERIAL AREA MAP**



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**Legend:**

-  Jeff and Lisa McPhee Site
-  Roads

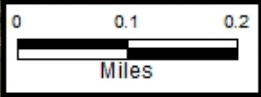




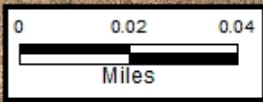
EXHIBIT B-4

**JEFF AND LISA MCPHEE  
PM PLN2017-0112  
2015 AERIAL SITE MAP**

**SITE**

**Legend:**

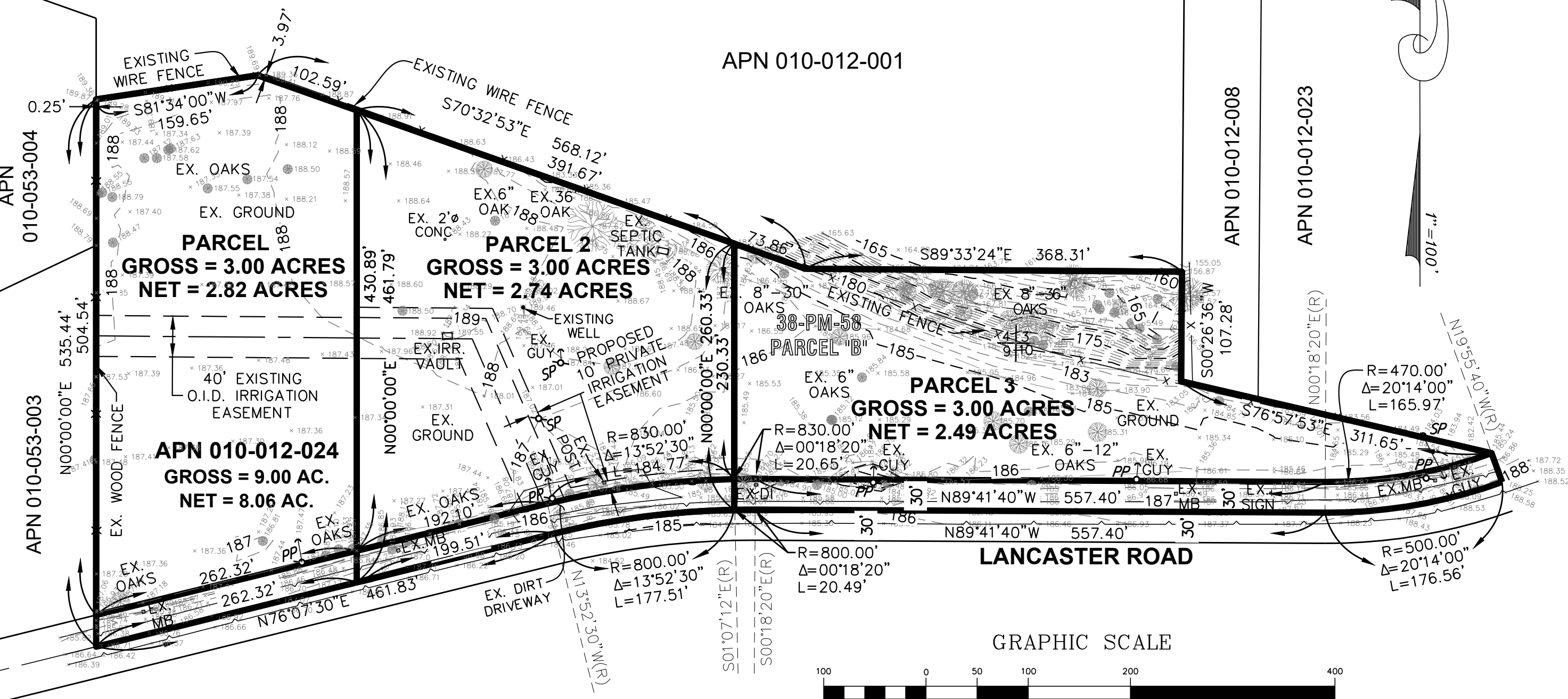
-  Jeff and Lisa McPhee Site
-  Roads



STANISLAUS RIVER

STANISLAUS RIVER

APN 010-012-001



LANCASTER ROAD

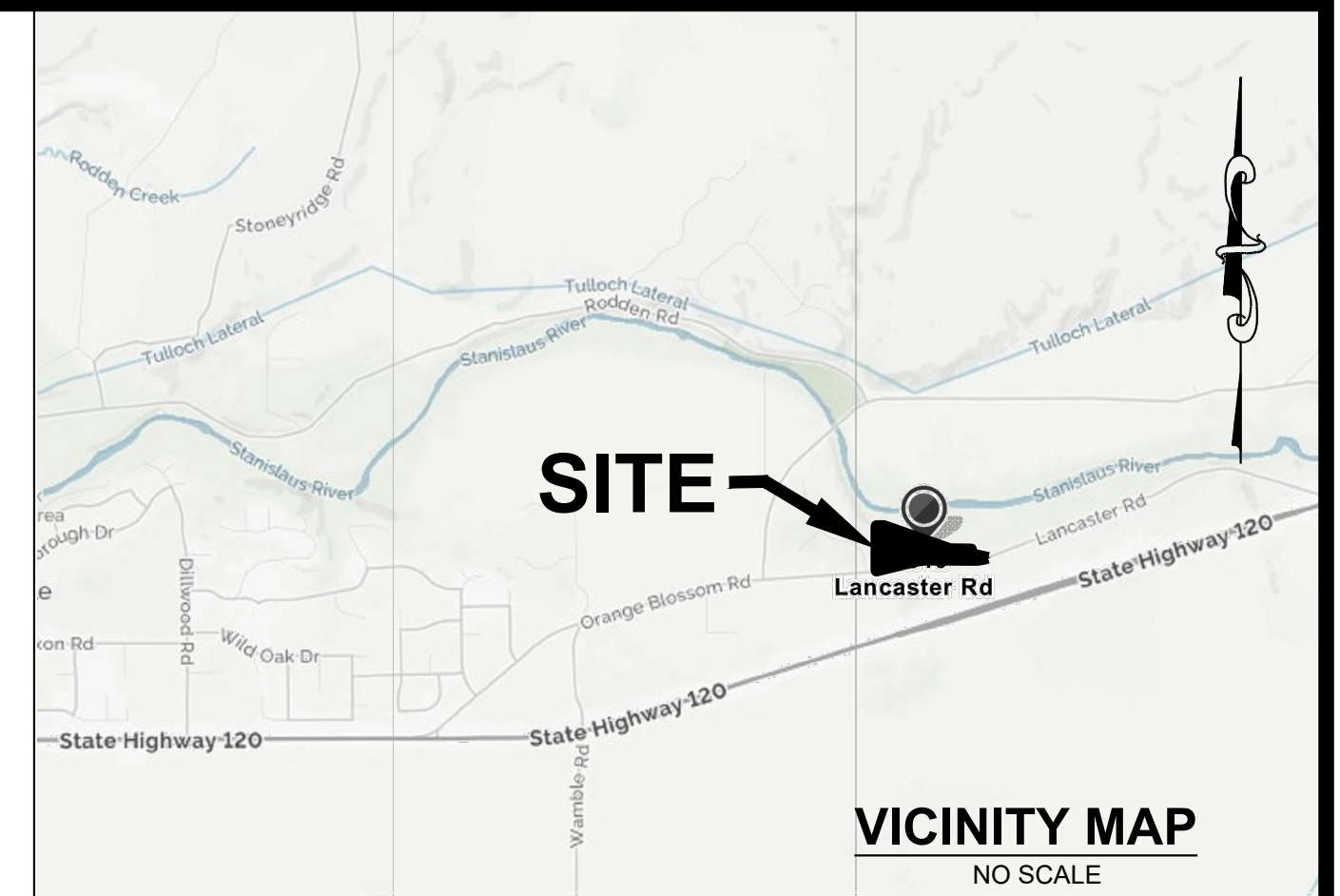
GRAPHIC SCALE



( IN FEET )  
1 inch = 100 ft.

**NOTE:**

- 1) NO TREES TO BE REMOVED.
- 2) NO STRUCTURES TO BE REMOVED.
- 3) SOIL TYPE:  
60% SNELLING SANDY LOAM  
HYDROLOGIC SOIL GROUP: C  
30% GREENFIELD SANDY LOAM  
HYDROLOGIC SOIL GROUP: A  
10% TUJUNGA LOAMY SAND  
HYDROLOGIC SOIL GROUP: A
- 4) DEPTH TO GROUNDWATER: 51'



**VICINITY MAP**  
NO SCALE

A.P.N. 010-012-024

OWNER/APPLICANT: JEFF & LISA MCPHEE

MAILING ADDRESS: P.O. BOX 2094  
OAKDALE, CA 95361  
(209) 652-7699

SITE ADDRESS: 12919 LANCASTER ROAD  
OAKDALE, CA 95361

TOTAL AREA:	8.06 AC (NET)	ZONING:	R-A
	9.00 AC. (GROSS)	ZONING DESC:	RURAL RESIDENTIAL 3 AC.
WATER:	PRIVATE WELL	GENERAL PLAN:	UNDEFINED
SANITARY SEWER:	PRIVATE SEPTIC	GENERAL DESC:	ESTATE
STORM DRAIN:	ON-SITE	IRRIGATION:	O.I.D.
SLOPE OF LAND:	FLAT-20%		

PREPARED BY: MORRIS ENGINEERING & SURVEYING, INC.  
334 S. YOSEMITE AVENUE, SUITE D  
OAKDALE, CA 95361  
(209) 845-9175



# TENTATIVE PARCEL MAP

BEING A PORTION OF PARCEL "B" AS SHOWN ON VOLUME 38 OF PARCEL MAPS, AT PAGE 58, STANISLAUS COUNTY RECORDS, AND LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 3, THE SOUTHEAST QUARTER OF SECTION 4, THE NORTHEAST QUARTER OF SECTION 9, AND THE NORTHWEST QUARTER OF SECTION 10, T.2S., R.11E., M.D.M., STANISLAUS COUNTY, CALIFORNIA  
SCALE: 1"=100' SEPTEMBER 2017



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

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

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## **CONDITIONS OF APPROVAL**

### **PARCEL MAP APPLICATION NO. PLN2017-0112 JEFF AND LISA MCPHEE**

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

1. Pursuant to Section 711.4 of the California Fish and Game Code (effective January 1, 2017), 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 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 **\$2,337.75**, made payable to **Stanislaus County**, for the payment of California Department of Fish and Wildlife and Clerk Recorder filing fees.

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

2. Developer shall pay all Public Facilities Impact Fees and Fire Facilities Fees as adopted by Resolution of the Board of Supervisors. The fees shall be payable at the time of issuance of a building permit for any construction in the development project and shall be based on the rates in effect at the time of building permit issuance.
3. The applicant/owner is required to defend, indemnify, or hold harmless the County, its officers, and employees from any claim, action, or proceedings against the County to set aside the approval of the project which is brought within the applicable statute of limitations. The County shall promptly notify the applicant of any claim, action, or proceeding to set aside the approval and shall cooperate fully in the defense.
4. 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.
5. 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.
6. 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.

7. The recorded parcel map shall contain the following statement:

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

8. Prior to the issuance of building permits for a dwelling, the owner/developer shall pay a fee of \$339.00 per dwelling for the County’s Sheriff’s Department.

**Department of Public Works**

9. The recorded parcel map shall be prepared by a licensed land surveyor or a registered civil engineer licensed to practice land surveying in California.
10. All structures not shown on the tentative parcel map shall be removed prior to the parcel map being recorded.
11. Prior to the recording of the parcel map the new parcels shall be surveyed and fully monumented.
12. Prior to recording of the parcel map or offered on the map, Lancaster Road shall be dedicated to Stanislaus County through an Irrevocable Offer of Dedication. Lancaster Road is classified as an 80 foot-wide Minor Collector Road. The required half width of a minor collector road is 40 feet on the parcel’s side of the centerline. The existing right-of-way is 30 feet north of the centerline. The remaining 10 feet of right-of-way shall be dedicated as an Irrevocable Offer of Dedication.

**Department of Environmental Resources (DER)**

13. Each parcel shall have an approved independent water supply. Prior to issuance of a building permit, each parcel shall have its own well. A well permit shall be obtained from DER.
14. The existing septic system shall be contained within the boundaries of Proposed Parcel 2.
15. On-site sewage disposal for Proposed Parcels 1 and 3 shall be by individual Primary and Secondary wastewater treatment units, operated under conditions and guidelines established by Measure X. The parcel map shall contained the following statement;  
  
“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

on-site wastewater treatment system. All persons are required to provide adequate maintenance and operate on-site wastewater treatment system as prescribed by the manufacturer, so as to prevent groundwater degradation.”

**Department of Parks and Recreation.**

16. Prior to issuance of any building permits for a dwelling, the property owner/developer shall pay a per-dwelling fee in the amount of \$2,050 per dwelling to the Department of Parks and Recreation.

**Oakdale Irrigation District(OID)**

17. No improvements shall be located within the existing Gray Pipeline easement without OID Board of Directors approval.
18. Continuation of irrigation water for each proposed parcel shall be approved by OID Board of Directors.

**MITIGATION MEASURES**

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

1. Prior to any construction or earthmoving activity for residential development, a pre-construction survey shall be conducted by a qualified biologist if work will take place between February 1<sup>st</sup> and August 31<sup>st</sup>. If active nests are found within the survey area, vegetation removal shall be delayed until the biologist determines nesting is complete.

\*\*\*\*\*

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



## CEQA INITIAL STUDY

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

1. **Project title:** Parcel Map Application No. PLN2017-0112 – Jeff and Lisa McPhee
2. **Lead agency name and address:** Stanislaus County  
1010 10<sup>th</sup> Street, Suite 3400  
Modesto, CA 95354
3. **Contact person and phone number:** Jeremy Ballard, Associate Planner
4. **Project location:** 12919 Lancaster Road, south of the Stanislaus River, east of Stanislaus River Drive, in the Oakdale area. APN: 010-012-040
5. **Project sponsor's name and address:** Jeff and Lisa McPhee  
P.O Box 2094  
Oakdale, CA 95361
6. **General Plan designation:** Estate Residential (EST)
7. **Zoning:** R-A (Rural Residential)
8. **Description of project:**  

Request to subdivide a nine gross acre parcel into three parcels of three gross acres each in the Rural Residential (R-A) zoning district. Each parcel will front onto the County-maintained Lancaster Road and will be served by a private well and septic system.
9. **Surrounding land uses and setting:** Ranchettes with residential development, in all directions, State Route 108/120 (Yosemite Blvd) to the south, and the Stanislaus River to the north.
10. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):** Stanislaus County Department of Public Works, Department of Environmental Resources, Oakdale Irrigation District

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

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

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

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

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

\_\_\_\_\_  
 Signature on file.  
 Signature

\_\_\_\_\_  
**June 4, 2018**  
 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 project site is not considered to be a scenic resource or a unique scenic vista. Community standards do not dictate the need or desire for architectural review of agricultural or residential subdivisions. Currently the site is planted in oats and does not have any structures. Any residential development in the future will contain similar features to any adjacent residence.

**Mitigation:** None

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

II. AGRICULTURE AND FOREST RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?			X	
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?			X	
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?			X	
d) Result in the loss of forest land or conversion of forest land to non-forest use?			X	

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?			X	
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**Discussion:** The project site is currently planted in oats and does not contain any structures. Historically, the area of the parcel shown as proposed parcel 2 on the parcel map was developed with a single-family dwelling but has since been demolished. The site also consists of an existing 40 foot wide irrigation easement centering on an Oakdale Irrigation Gray Pipeline that begins about halfway on the western parcel boundary and runs eastward, ultimately moving south passing under Lancaster Road to subsequent users. The site is relatively flat but the northeastern portion slopes towards the river and bluffs into the adjacent parcel. The State of California’s Department of Conservation Farmland Mapping and Monitoring Program designates the parcel is Rural Residential land. The United States Department of Agriculture Natural Resources Conservation Service (USDA NRCS) Web Soil Survey indicates that the property is made up of three types of soil; Snelling Sandy Loam, Greenfield Sandy Loam and Tujunga Sandy Loam, which would consider the project site as prime farmland

A referral comment was received from the Oakdale Irrigation District (OID), stating that the any proposed development of structures would have to remain outside of the easement unless otherwise approved by OID Board of Directors. Furthermore, OID stated the proposed parcels would not be eligible for irrigation water unless approved by the Board of Directors. Conditions of approval will be added to the project to address these comments.

The site is within the Rural-Residential zoning district, which is considered to be appropriate for residential uses in a rural setting. Agriculturally zoned parcels surround the parcel in all directions. However, there are multiple ranchettes between the subject property and the surrounding agriculture, reaching an approximate distance of at least 400 feet from the closest parcel with a zoning designation of A-2. This distance would meet the County’s Agricultural Element’s requirement of a buffer between agricultural and non-agricultural uses. The subdividing of this property is not anticipated to impact any of the adjacent agricultural properties.

**Mitigation:** None

**References:** Referral response from the Oakdale Irrigation District dated November 16, 2017; Stanislaus County Zoning Ordinance; California State Department of Conservation Farmland Mapping and Monitoring Program - Stanislaus County Farmland 2016; NRCS Web Soil Survey Stanislaus County General Plan and Support Documentation<sup>1</sup>.

III. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?			X	
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X	
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X	
d) Expose sensitive receptors to substantial pollutant concentrations?			X	
e) Create objectionable odors affecting a substantial number of people?			X	

**Discussion:** The project site is within the San Joaquin Valley Air Basin, which has been classified as “severe non-attainment” for ozone and respirable particulate matter (PM-10) as defined by the Federal Clean Air Act. The San Joaquin Valley Air Pollution Control District (SJVAPCD) has been established by the State in an effort to control and minimize air pollution. As such, the District maintains permit authority over stationary sources of pollutants.

The primary source of air pollutants generated by this project would be classified as being generated from "mobile" sources. Mobile sources would generally include dust from roads, farming, and automobile exhausts. Mobile sources are generally regulated by the Air Resources Board of the California Environmental Protection Agency (EPA) which sets emissions for vehicles and acts on issues regarding cleaner burning fuels and alternative fuel technologies. As such, the District has addressed most criteria air pollutants through basin wide programs and policies to prevent cumulative deterioration of air quality within the basin.

The project was referred to SJVAPCD and no response was received. However, the District’s Small Project Analysis Level (SPAL) guidance identifies thresholds of significance for criteria pollutant emissions, which are based on the District’s New Source Review (NSR) offset requirements for stationary sources. The District has pre-qualified emissions and determined a size below which it is reasonable to conclude that a project would not exceed applicable thresholds of significance for criteria pollutants. The provided sizes by the District are deemed to have a less than significant impact on air quality due to criteria pollutant emissions. The District’s threshold of significance for residential projects is identified as 152 units, or 1,453 additional trips per day. According to the Federal Highway Administration the average daily vehicle trips per household is 9.6, which would equal 57.4 additional trips per day as a result of project approval (3 proposed parcels, 6 potential units x 9.6 = 57.4). As this is below the District’s threshold of significance, no significant impacts to air quality are anticipated.

The project will not conflict with, or obstruct implementation of, any applicable air quality plan.

**Mitigation:** None

**References:** San Joaquin Valley Air Pollution Control District’s Small Project Analysis Level (SPAL) guidance; Stanislaus County General Plan and Support Documentation<sup>1</sup>

IV. BIOLOGICAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?		X		
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X	
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			X	
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X	

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X	
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			X	

**Discussion:** The project is located within the Oakdale Quad of the California Natural Diversity Database (CNDDDB). A comment referral received from the County’s Environmental Review Committee requested that the environmental document should study any impacts of the project on wildlife habitat and plant life. A Biological Assessment was performed by Moore Biological Consultants on March 2, 2018. The assessment included consultation of the California Department of Fish and Wildlife’s CNDDDB, review of aerial photography and a field survey of the site on January 19, 2018.

The site assessment identified the project site to contain annual grassland and mixed oak woodland habitats. The dominant native and non-native grasses included oats, foxtail barley, soft chess and riggut brome and perennial ryegrass. Other grassland species observed onsite were black mustard, fiddleneck, Italian thistle, rose clover, wild radish and filaree. The assessment also located some scattered valley oaks, tree of heaven and ornamentals onsite. The oaks that were found ranged in size from 8 to 12 inches in diameter at breast height (DBH) with the majority having multiple stems. A few single-stemmed oaks were present that exceeded 24 inches DBH. No blue elderberry shrubs were observed on-site.

The assessment also observed a variety of wildlife species common to Stanislaus County onsite, including the Turkey vulture, red-tailed hawk, acorn woodpecker, northern flicker, western scrub jay and Brewer’s blackbird. The assessment also concluded that due to the presence of oaks and other shrubs onsite, a variety of migratory birds may utilize the site for nesting. Additionally, the Bottae’s pocket gopher and the Western gray squirrel were observed on-site. Based on the habitats presents, a variety of amphibians and reptiles may occur onsite, however, none were observed.

No potential jurisdictional Waters of the United States or wetlands were observed onsite. The Stanislaus River lies to the north of the site but runs approximately 50 feet in elevation below. The assessment concluded there was not any special status or critical habitat wildlife or plant life to be found onsite, however, a variety of special status bat species may utilize the onsite habitats from time to time.

Based on the recommendations included in the Biological Assessment, a mitigation measure has been applied to the project to prevent any potential for negative impacts to the nesting habitat of protected raptors or migratory birds during any construction that may potentially take place on any of the proposed parcels. With mitigation in place, impacts to biological resources are considered to be less than significant.

**Mitigation:**

1. Prior to any construction or earthmoving activity for residential development, a pre-construction survey shall be conducted by a qualified biologist if work will take place between February 1st and August 31st. If active nests are found within the survey area, vegetation removal shall be delayed until the biologist determines nesting is complete.

**References:** Referral response from the Environmental Review Committee, dated November 13, 2017; Biological Assessment conducted by Moore Biological Consultants, dated March 2, 2018; Stanislaus County General Plan and Support Documentation<sup>1</sup>

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>b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?</b>			X	
<b>c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?</b>			X	
<b>d) Disturb any human remains, including those interred outside of formal cemeteries?</b>			X	

**Discussion:** This project does not fall under the requirements for tribal consultation of either AB 52 or SB 18, as it is not a General Plan or Specific Plan Amendment, and none of the tribes listed by the Native American Heritage Commission (NAHC) have contacted the County to request project referrals

As part the application submittal to subdivide the existing nine gross acre parcel, the applicant submitted a Central California Information Center (CCIC) cultural records search. The CCIC records search indicated the project site has a high sensitivity for the discovery of prehistoric resources and archaeological resources. Accordingly, County Planning Staff required a cultural resources site investigation.

The investigation was performed by archaeological consultant L. Kyle Napton, in December of 2017. As part of the investigation, the consultant attempted to make contact with Native American tribes, however, no response was received prior to publishing the report. The objectives of the report were to; determine whether significant archaeological or historical cultural resources were present at the project site, locate and record the resources, assess any potential significance and present management recommendations for preservation. The investigation did not find any historical, archaeological, or paleontological resources within the project site. However, the consultant recommended that if discovery of any cultural resources are found during development that a qualified archaeologist be notified and retained to assess the items. This request is included in standard conditions of approval for discretionary projects and will be placed on this project. Based on the findings of the investigation, the proposed parcel map will not significantly impact any cultural resources.

**Mitigation:** None

**References:** ; Referrals Response from Stanislaus County Planning and Community Development Department, dated November 28, 2017; Central California Information Center Records Search, dated September 26, 2017; Cultural Resources Investigation conducted by L. Kyle Napton Ph.D., dated December 2017; Stanislaus County General Plan and Support Documentation<sup>1</sup>

<b>VI. GEOLOGY AND SOILS -- Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Included</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<b>a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:</b>			X	
<b>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.</b>			X	
<b>ii) Strong seismic ground shaking?</b>			X	
<b>iii) Seismic-related ground failure, including liquefaction?</b>			X	
<b>iv) Landslides?</b>			X	
<b>b) Result in substantial soil erosion or the loss of topsoil?</b>			X	
<b>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?</b>			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 NRCS’s Eastern Stanislaus County Soil Survey indicates that the soils on the project site are made up of Snelling Sandy Loam, Greenfield Sandy Loam, and Tujunga Sandy Loam. Although no development is being proposed as part of this project, each proposed parcel could construct up to two single-family dwellings each, creating a total of six total single-family dwellings. As contained in Chapter 5 of the General Plan Support Documentation, the areas of the County, subject to significant geologic hazard, are located in the Diablo Range, west of Interstate 5; however, as per the California Building Code, all of Stanislaus County is located within a geologic hazard zone, (Seismic Design Category D, E, or F) and a soils test may be required at building permit application. 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. The project site is currently planted in oats and does not contain any structures. Historically, the area of the parcel shown as proposed parcel 2 on the parcel map was developed with a single-family dwelling but has since been demolished. However, a septic tank remains on what would become proposed parcel 2. A referral response was received from DER, requiring that the existing septic system be completely contained on proposed parcel 2. Additionally, if proposed parcels 1 and 3 construct a single-family dwelling in the future, they will be required to develop a Measure X septic system. Conditions of approval will be added to the project to address these requirements.

Subsequently, Public Works, and the Building Permits Division review and approve any building or grading permit to ensure their standards are met. Conditions of approval regarding these standards will be applied to the project.

Based on this information, impacts to geology and soils are considered to be less than significant.

**Mitigation:** None

**References:** Referral response from the Stanislaus County Department of Environmental Resources, dated November 15, 2017; California Building Code; and the Stanislaus County General Plan and Support Documentation - Safety Element<sup>1</sup>

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

**Discussion:** This is a request to subdivide an existing gross nine acre parcel into three parcels of three gross acres each. Each parcel will front a County-maintained Lancaster Road. At full build-out each parcel could construct up to two single-family dwellings each. However, no construction is being proposed as a result of this project.

The principal Greenhouse Gasses (GHGs) are carbon dioxide (CO2), methane (CH4), nitrous oxide (N2O), sulfur hexafluoride (SF6), perfluorocarbons (PFCs), hydrofluorocarbons (HCFCs), and tropospheric Ozone (O3). 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.

Any 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). Minimal greenhouse gas emissions will occur during construction. Construction activities are considered to be less than significant as they are temporary in nature and are subject to meeting SJVAPCD standards for air quality control. Minimal greenhouse gas emissions will also be generated from additional vehicle trips if development were ever to take place.

No significant impacts from greenhouse gas emissions occurring as a result of this project are anticipated.

**Mitigation:** None

**References:** San Joaquin Valley Air Pollution Control District’s Small Project Analysis Level (SPAL) guidance; California Air Pollution Control Officers Association Quantifying Greenhouse Gas Mitigation Measures (August 2010); Stanislaus County General Plan and Support Documentation<sup>1</sup>

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



**Discussion:** The County Department of Environmental Resources is responsible for overseeing hazardous materials and has not indicated any particular concerns with hazardous material on the project site. Pesticide exposure is a risk in the agricultural areas. Sources of exposure include contaminated groundwater which is consumed and drift from spray applications. Applications of sprays are strictly controlled by the Agricultural Commissioner and can only be accomplished after first obtaining permits. The project site is not located within an airport land use plan or a wildlands area.

The project is located in a fire moderate area of local responsibility hazard severity zone by Cal Fire per the County's Safety Element of the General Plan. The site is served by Oakdale Rural Fire Protection District and will pay fire impact fees for all new construction. No referral response was received from the District.

There is not anticipated to be any significant impacts regarding hazards and hazardous materials.

**Mitigation:** None

**References:** Stanislaus County General Plan and Support Documentation, Safety Element; Airport Land Use Compatibility Plan.<sup>1</sup>

IX. HYDROLOGY AND WATER QUALITY -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?			X	
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			X	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?			X	
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			X	
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			X	
f) Otherwise substantially degrade water quality?			X	
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			X	
j) Inundation by seiche, tsunami, or mudflow?			X	

**Discussion:** Areas subject to flooding have been identified in accordance with the Federal Emergency Management Agency (FEMA). The project site is located outside any FEMA designated floodplain. A referral response was received from the Department of Environmental Resources (DER) regarding water supply and sewage disposal. Based on that response, each resulting parcel of the proposed parcel map will be required to be issued a well permit to ensure from the Department of Environmental Resources prior to the issuance of any building permit for construction of any single-family dwelling. DER has constituted a well permitting program that in applicable cases will perform an environmental review of any new wells. The environmental review will determine whether a new well will create significant impacts and require the applicant to mitigate any impacts. Each building permit will also be reviewed by the County’s Department of Public Works to ensure that all storm water generated by construction of a single-family dwelling will remain on each respective parcel.

The project was referred to the State of California’s Regional Water Quality Control Board (RWQCB), however, a response has not been received to date.

Based on the information above, impacts associated with drainage, water quality, and run-off are expected to have a less than significant impact.

**Mitigation:** None

**References:** Referral response received from the Stanislaus County Department of Public Works on November 28, 2017; Referral response from the Stanislaus County Department of Department of Environmental Resources dated November 15, 2017; Stanislaus County General Plan and Support Documentation<sup>1</sup>

X. LAND USE AND PLANNING -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Physically divide an established community?			X	
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			X	
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?			X	

**Discussion:** The proposed project to subdivide an existing nine gross acre parcel into three parcels of three gross acres each, which is consistent with the minimum parcel size of the site’s General Plan Designation of Estate Residential of three gross acres. Both the County’s Subdivision and the Rural Residential (R-A) requires a minimum lot of 65 feet wide and minimum depth of 80 feet long. Each proposed parcel exceeds the width and depth requirements, thereby meeting standards of both ordinances.

A referral response received from the County’s Public Works, required standard conditions that prior to the final map being recorded the parcels be fully surveyed and monumented.

The proposed project will not physically divide an established community and conflict with any applicable habitat conservation plan or natural community conservation plan.

**Mitigation:** None

**References:** Referral response received from the Stanislaus County Department of Public Works on November 28, 2017; Title 20 and 21 of the County Code; Stanislaus County General Plan and Support Documentation<sup>1</sup>

<b>XI. MINERAL RESOURCES -- Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Included</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) 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 have been mapped by the State Division of Mines and Geology in Special Report 173 (and portions of Special Report Nos. 91-03, 160, and 199 include Stanislaus County). There are no known significant resources on the site.

**Mitigation:** None

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

<b>XII. NOISE -- Would the project result in:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Included</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) 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:** The proposed parcel map is not proposing any construction, however, each proposed parcel could building up to two single-family dwellings each. A temporary noise increase would be associated with construction of any new dwellings. There is no indication that approval of this project will result in a permanent increase in ambient noise levels. A standard condition of approval will be added to the project to address the temporary increase in noise by limiting hours of construction. The project site 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 Documentation<sup>1</sup>

<b>XIII. POPULATION AND HOUSING -- Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Included</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) 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 use of the site will not create significant service extensions or new infrastructure which could be considered as growth inducing. Each proposed parcel would be served by private well and septic systems. Approval of this project could result in construction of up to two single-family dwellings on each proposed parcel, which is not anticipated to result in any significant impacts to population growth. No housing or persons will be displaced by this project.

**Mitigation:** None

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

<b>XIV. PUBLIC SERVICES --</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Included</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) 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:				
<b>Fire protection?</b>			X	
<b>Police protection?</b>			X	
<b>Schools?</b>			X	
<b>Parks?</b>			X	
<b>Other public facilities?</b>			X	

**Discussion:** Approval of this project could result in construction of up to two single-family dwellings on each proposed parcel. The County has adopted Public Facilities Fees, as well as a Fire Facility Fee on behalf of the appropriate fire district, to address impacts to public services. Such fees are required to be paid at the time of building permit issuance. The Sheriff’s Department also has a standardized fee for the construction of new dwelling; payment of this fee will be added as condition of approval prior to the issuance of a building permit.

**Mitigation:** None

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

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

**Discussion:** This project is not anticipated to increase significant demands for recreational facilities. The project was referred to the County’s Parks and Recreation Department as part of the early consultation; however, no comments have been received to date. The General Plan requires at least three net acres of developed parkland to be provided for every 1,000 residents. To implement this General Plan goal, the County has maintained a policy for dedication or in-lieu funding of parkland through any discretionary projects involving residential subdivisions. Based on the number of lots being created as part of this project an in-lieu fee will be required to be paid prior to the issuance of a single-family dwelling on any of the proposed parcels. A condition of approval will be added to the project to reflect this.

**Mitigation:** None

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

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

**Discussion:** Approval of this project could result in construction of up to two single-family dwellings on each proposed parcel. The proposed project requests to created three parcels of three acres each, all of the proposed parcels will front

onto the County-maintained Lancaster Road. According to the Federal Highway Administration the average daily vehicle trips per household is 9.6, which would equal 57.4 additional trips per day as a result of project approval (3 proposed parcels, 6 potential units x 9.6 = 57.4). It is not anticipated that the proposed project will have any significant impacts on transportation or traffic.

A comment referral was received from the County’s Department of Public Works, requesting ten feet of dedication along each parcel frontage on Lancaster Road to meet future right-of-way requirements as required by the County’s Circulation Element of the General Plan. A condition of approval for the dedication will be placed on the project, to be met before recording of the final map.

**Mitigation:** None

**References:** Referral response received from the Stanislaus County Department of Public Works on November 28, 2017; Stanislaus County General Plan and Support Documentation<sup>1</sup>

<b>XVII. UTILITIES AND SERVICE SYSTEMS -- Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Included</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<b>a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?</b>			X	
<b>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?</b>			X	
<b>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?</b>			X	
<b>d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?</b>			X	
<b>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?</b>			X	
<b>f) Be served by a landfill with sufficient permitted capacity to accommodate the project’s solid waste disposal needs?</b>			X	
<b>g) Comply with federal, state, and local statutes and regulations related to solid waste?</b>			X	

**Discussion:** The project site is currently planted in oats and does not contain any structures. Historically, the area of the parcel shown as proposed parcel 2 on the parcel map was developed with a single-family dwelling but has since been demolished. However, a septic tank remains on what would become proposed parcel 2. A referral response was received from DER, requiring that the existing septic system be completely contained on proposed parcel 2. Additionally, if proposed parcels 1 and 3 construct a single-family dwelling in the future, they are required to develop a Measure X septic system. Conditions of approval will be added to the project to address these requirements.

The project site will be served by a domestic private well and PG&E for electricity. The referral response received from DER also discussed future development of domestic wells for each proposed parcel. To ensure DER comments are addressed, a condition will be added that each resulting parcel of the proposed parcel map will be required to be issued a well permit prior to the issuance of any building permit for construction of any single-family dwelling. PG&E was referred the proposed project but not referral response has been received to date.

Subsequently, each building permit will be reviewed by the County's Department of Public Works to ensure that all storm water generated by construction of a single-family dwelling will remain on each respective parcel.

Impacts to utilities and service systems are considered to be less than significant.

**Mitigation:** None

**References:** Referral response from the Stanislaus County Department of Department of Environmental Resources dated November 15, 2017; Stanislaus County General Plan and Support Documentation<sup>1</sup>

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

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

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

# MOORE BIOLOGICAL CONSULTANTS

March 2, 2018

Mr. Jeff McPhee  
15012 28-Mile Road  
Oakdale, CA 95361

Subject: BIOLOGICAL ASSESSMENT: "9+/- ACRE LANCASTER ROAD", SITE,  
STANISLAUS COUNTY, CALIFORNIA

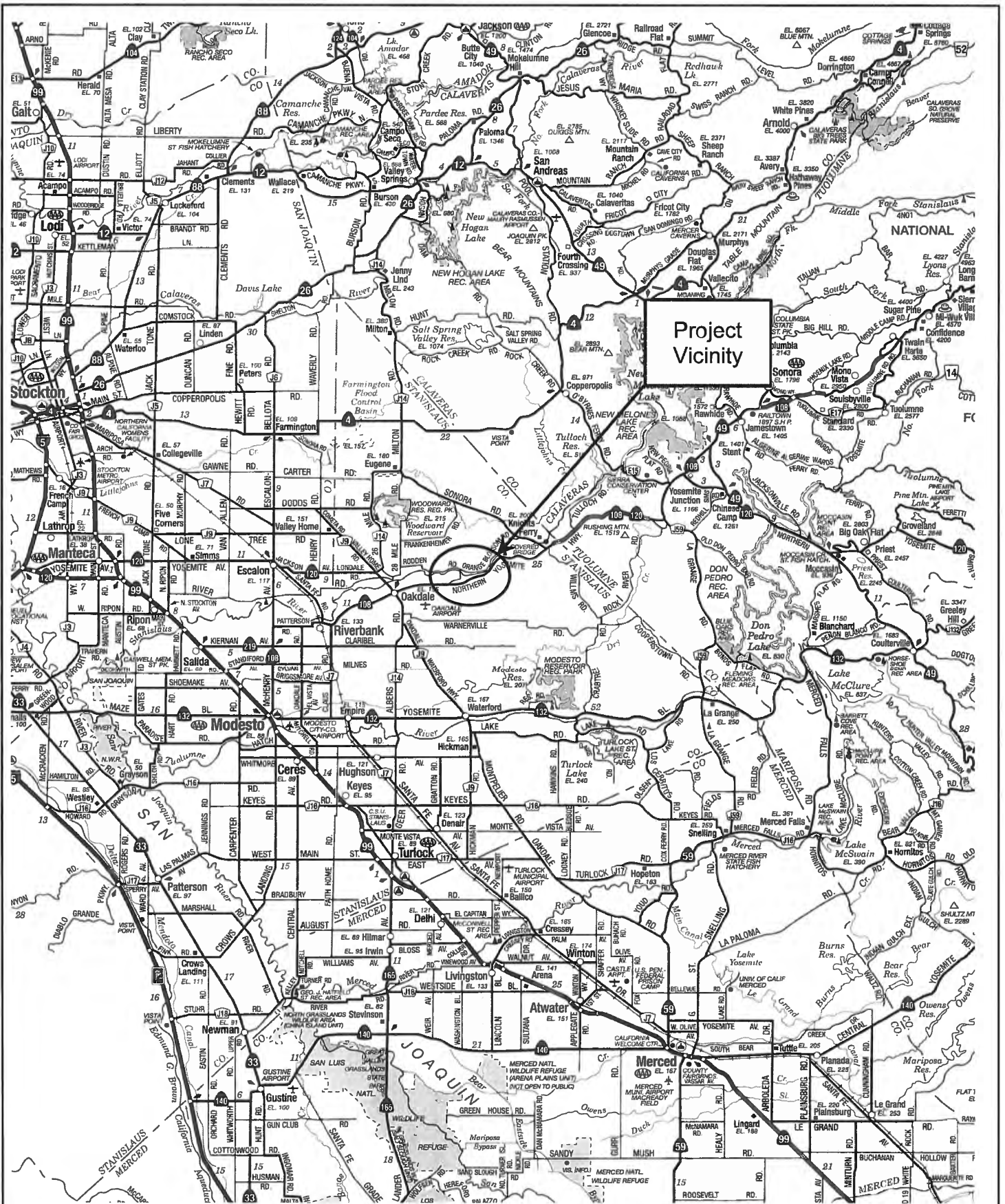
Dear Jeff:

Thank you for asking Moore Biological Consultants to conduct a biological assessment of this 9+/- acre site near Oakdal, in Stanislaus County, California (Figures 1 and 2). The purpose of this assessment is to describe existing biological resources in the site, identify potentially significant impacts to biological resources from the proposed project, and provide recommendations for how to reduce those impacts to a less-than-significant level. The work involved reviewing databases, aerial photographs, and documents, and conducting a field survey. This report details the methodology and results of our investigation.

## **Project Overview**

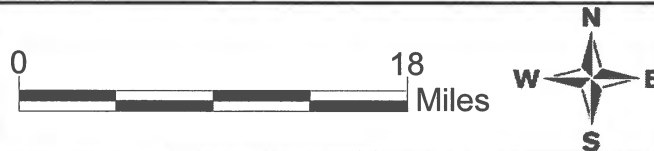
The site is a 9+/- acre parcel along the north side of Lancaster Road, and south of the Stanislaus River corridor. The proposed project is to divide the parcel into three 3+/- acre residential parcels with access from Lancaster Road (Attachment A). Each parcel will have irrigation water provided from an existing Oakdale Irrigation Pipeline that crosses through the site.



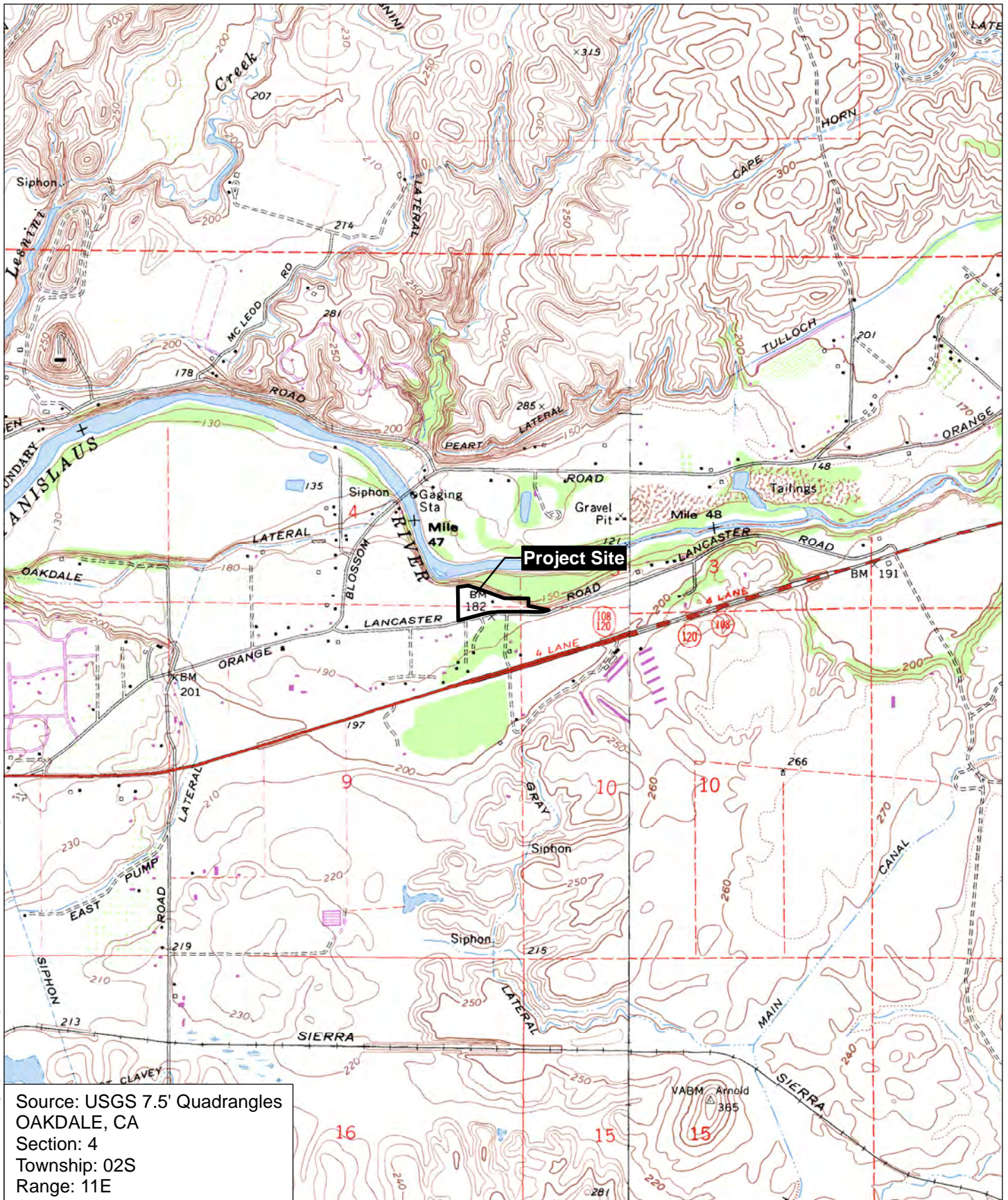


Source: Calif. State Automobile Association

**Moore Biological  
Consultants**



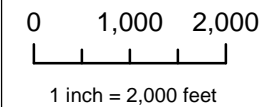
**FIGURE 1  
PROJECT VICINITY**



Source: USGS 7.5' Quadrangles  
 OAKDALE, CA  
 Section: 4  
 Township: 02S  
 Range: 11E

**Figure 2**

Moore Biological  
 Consultants



Map Date: 02/26/2018

**USGS**

**9+/- Acre Lancaster Road Parcel Map**

Stanislaus County, CA

## Methods

Prior to the field survey, we conducted a search of California Department of Fish and Wildlife's (CDFW) California Natural Diversity Database (CNDDDB, 2018). The CNDDDB search included the USGS 7.5-minute Oakdale and Knight's Ferry topographic quadrangles, encompassing approximately 120+/- square miles surrounding the site (Attachment B). The United States Fish and Wildlife Service (USFWS) IPaC Trust Resource Report of Federally Threatened and Endangered species that may occur in or be affected by projects in the project vicinity was also reviewed (Attachment B). This information was used to identify special-status wildlife and plant species that have been previously documented in the vicinity or have the potential to occur based on suitable habitat and geographical distribution. Additionally, the CNDDDB depicts the locations of sensitive habitats. The USFWS on-line-maps of designated critical habitat in the area were also downloaded.

A field survey of the site was conducted on January 19, 2018. The survey consisted of walking throughout the site making observations of habitat conditions and noting surrounding land uses, habitat types, and plant and wildlife species. The fieldwork included an assessment of potentially jurisdictional Waters of the U.S. and wetlands as defined by the U.S. Army Corps of Engineers (ACOE, 1987; 2008) and a search for special-status species and suitable habitat for special-status species (e.g., vernal pools, blue elderberry shrubs, cliffs, caves, areas with unique soils). Additionally, trees in and near the site were assessed for the potential use by bats, nesting raptors, and other nesting birds.

## Results

The 9+/- acre site is a few miles east of Oakdale, in Stanislaus County, California (Figure 1). The site is within Section 4, within Township 2 South, Range 11 East of the USGS 7.5-minute Oakdale topographic quadrangle (Figure 2). The body

of the site is essentially level and is at an elevation of approximately 185 feet above mean sea level; a sliver of land along the north edge of the site is hilly, sloping down generally to the north, toward the Stanislaus River. The site consists of annual grassland and mixed oak woodland habitats (Figure 3 and photographs in Attachment C).

Land uses in this part of Stanislaus County are a mixture of large lot residential, agriculture, open space, and rangeland. Lancaster Road is located along the south edge of the site and the Stanislaus River is located to the north of the site. There are residential parcels to the east and west of the site, and to the south of the site, across Lancaster Road.

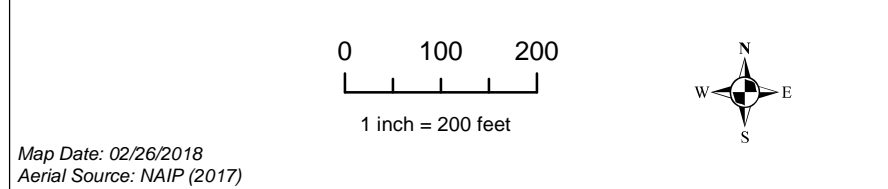
VEGETATION: California annual grassland series and Mixed oak series (Sawyer and Keeler-Wolf, 1995) best describe the habitat types in the site (Figure 3 and photographs in Attachment C). Annual grassland covers the body of the site, with a few scattered trees. The sliver of land along the north edge of the site that slopes down toward the Stanislaus River supports oak woodland vegetation. There has been disturbance in the site from past farming, development on the site and surrounding lands, construction and maintenance of the irrigation pipeline, human occupancy, and construction and maintenance of farm roads and fences.

Native and non-native grasses including oats (*Avena fatua*), foxtail barley (*Hordeum murinum*), soft chess brome (*Bromus hordeaceus*), ripgut brome (*Bromus diandrus*), and perennial ryegrass (*Lolium perenne*) are dominant grasses in the site. Other grassland species such as black mustard (*Brassica nigra*), fiddleneck (*Amsinckia menziesii*), Italian thistle (*Carduus pycnocephalus*), rose clover (*Trifolium hirtum*), wild radish (*Raphanus sativus*), and filaree (*Erodium botrys*) are intermixed with the grasses. Plant species observed in the site are listed in Table 1.



**Figure 3**

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Consultants



**AERIAL**

9+/- Acre Lancaster Road Parcel Map

Stanislaus County, CA

TABLE 1  
PLANT SPECIES OBSERVED IN THE SITE

---

<i>Ailanthus altissima</i>	tree-of-heaven
<i>Amsinckia menziesii</i>	fiddleneck
<i>Avena fatua</i>	wild oat
<i>Brassica nigra</i>	black mustard
<i>Bromus diandrus</i>	riggut brome
<i>Bromus hordeaceus</i>	soft chess brome
<i>Carduus pycnocephalus</i>	Italian thistle
<i>Centaurea solstitialis</i>	yellow star-thistle
<i>Cerastium glomeratum</i>	mouse-eared chickweed
<i>Cirsium vulgare</i>	bull thistle
<i>Convolvulus arvensis</i>	field bindweed
<i>Erodium botrys</i>	filaree
<i>Hordeum murinum</i>	foxtail barley
<i>Lactuca serriola</i>	prickly lettuce
<i>Lamium amplexicaule</i>	clasping henbit
<i>Lolium perenne</i>	perennial ryegrass
<i>Malva neglecta</i>	common mallow
<i>Mentha pulegium</i>	pennyroyal
<i>Montia perfoliata</i>	miner's lettuce
<i>Plantago lanceolata</i>	English plantain
<i>Poa annua</i>	annual bluegrass
<i>Quercus lobata</i>	valley oak
<i>Quercus wizlisenii</i>	interior live oak
<i>Quercus douglasii</i>	blue oak
<i>Raphanus sativus</i>	wild radish
<i>Rumex crispus</i>	curly dock
<i>Silybum marianum</i>	milk thistle
<i>Trifolium hirtum</i>	rose clover
<i>Vicia americana</i>	American purple vetch

---

There are some widely scattered valley oaks (*Quercus lobata*), a few tree-of-heaven (*Ailanthus altissima*), and some ornamentals in the flat parts of the site where homes will likely be constructed. There are also some live oaks (*Quercus wislizenii*) and blue oaks (*Quercus douglasii*) in the sliver of land along the north edge of the site that slopes down toward the Stanislaus River. In this sliver of land, the oak woodland understory is relatively open and notably lacking shrubs (see photographs in Attachment C). The oak woodland also contains a subset of the grasses and other herbaceous vegetation found in the on-site grasslands.

The trees in the site vary in size, structure, and health. Most of the live oak trees and some of the blue oaks have multiple stems, with most of the stems being 8 to 12 inches in diameter at breast height (DBH) (see photographs in Attachment C). There are lesser numbers of relatively larger single-trunk oaks, most of which are valley oaks. Some of the valley oaks have single stems in excess of 24 inches DBH.

No blue elderberry (*Sambucus mexicana*) shrubs were observed in the site. There is a blue elderberry shrub in the Stanislaus River corridor, approximately 30 feet north of the site boundary (see photograph in Attachment C).

WILDLIFE: A variety of wildlife species that are common in Stanislaus County were observed in the site. Turkey vulture (*Cathartes aura*), red-tailed hawk (*Buteo jamaicensis*), acorn woodpecker (*Melanerpes formicivorus*), northern flicker (*Colaptes auratus*), western scrub jay (*Aphelocoma coerulescens*) and Brewer's blackbird (*Euphagus cyanocephalus*) are some of the more common birds observed at the site (Table 2).

Given the presence oaks and other trees and shrubs in the site, it is considered likely that a variety of songbirds, nest in trees in the site each year. One or more pairs of raptors may also nest in the relatively larger trees in the site. A variety of other protected migratory birds (mostly songbirds) likely nest in the on-site grasslands during most years.

TABLE 2  
WILDLIFE SPECIES DOCUMENTED IN THE SITE

---

**Birds**

Turkey vulture	<i>Cathartes aura</i>
Sharp-shinned hawk	<i>Accipiter striatus</i>
Red-tailed hawk	<i>Buteo jamaicensis</i>
American kestrel	<i>Falco sparverius</i>
Acorn woodpecker	<i>Melanerpes formicivorus</i>
Northern flicker	<i>Colaptes auratus</i>
Black phoebe	<i>Sayornis nigricans</i>
Western kingbird	<i>Tyrannus verticalis</i>
Western scrub jay	<i>Aphelocoma coerulescens</i>
American crow	<i>Corvus brachyrhynchos</i>
Bushtit	<i>Psaltriparus minimus</i>
Western bluebird	<i>Sialia mexicana</i>
Northern mockingbird	<i>Mimus polyglottos</i>
Brewer's blackbird	<i>Euphagus cyanocephalus</i>

**Mammals**

Bottae's pocket gopher	<i>Thomomys bottae</i>
Western gray squirrel	<i>Sciurus griseus</i>

---

Several mammals are expected to use habitats in or move through the site on occasion. Western gray squirrel (*Sciurus griseus*) was observed in the site; sign of Bottae's pocket gopher (*Thomomys bottae*) was also observed. A dead striped skunk (*Mephitis mephitis*) was observed on Lancaster Road, just east of the site. Mule (black-tail) deer (*Odocoileus hemionus*), coyote (*Canis latrans*), raccoon (*Procyon lotor*), Virginia opossum (*Didelphis virginiana*), black-tailed hare (*Lepus californicus*), desert cottontail (*Sylvilagus audubonii*), and California



ground squirrel (*Spermophilus beecheyi*) are expected to occur in the area. Mountain lions (*Felis concolor*) and bobcats (*Felis rufus*) may occur on-site on occasion; however, no evidence of either of these species was observed. Small rodents including mice (*Mus musculus*, *Reithrodontomys megalotis*, and *Peromyscus maniculatus*) and voles (*Microtus californicus*) also likely occur. The oaks and other trees in the site also provide suitable roosting habitat for bats.

Based on habitat types present, a variety of amphibians and reptiles may occur on-site. However, no reptiles or amphibians were observed. The site is within the range of western fence lizard (*Sceloporus occidentalis*), Pacific chorus frog (*Pseudacris regilla*), bullfrog (*Rana catesbeiana*) northern alligator lizard (*Gerrhonotus coeruleus*), mountain king snake (*Lampropeltis zonata*), western rattlesnake (*Crotalis viridis*), and common garter snake (*Thamnophis sirtalis*); these and other common amphibian and reptile species may also occur on-site.

WATERS OF THE U.S. AND WETLANDS: Waters of the U.S., including wetlands, are broadly defined under 33 Code of Federal Regulations (CFR) 328 to include navigable waterways, their tributaries, and adjacent wetlands. State and federal agencies regulate these habitats and Section 404 of the Clean Water Act requires that a permit be secured prior to the discharge of dredged or fill materials into any waters of the U.S., including wetlands. ACOE, CDFW, and the California Regional Water Quality Control Board (RWQCB) have jurisdiction over modifications to riverbanks, lakes, stream channels and other wetland features.

“Waters of the U.S.”, as defined in 33 CFR 328.4, encompasses Territorial Seas, Tidal Waters, and Non-Tidal Waters; Non-Tidal Waters includes interstate and intrastate rivers and streams, as well as their tributaries. The limit of federal jurisdiction of Non-Tidal Waters of the U.S. extends to the “ordinary high water mark”. The ordinary high water mark is established by physical characteristics such as a natural water line impressed on the bank, presence of shelves, destruction of terrestrial vegetation, or the presence of litter and debris.

Jurisdictional wetlands are vegetated areas that meet specific vegetation, soil, and hydrologic criteria defined by the ACOE *Wetlands Delineation Manual* and Regional Supplement (ACOE, 1987; 2008). Jurisdictional wetlands are usually adjacent to or hydrologically associated with Waters of the U.S; isolated wetlands are outside federal jurisdiction.

Jurisdictional wetlands and Waters of the U.S. include, but are not limited to, perennial and intermittent creeks and drainages, lakes, seeps, and springs; emergent marshes; riparian wetlands; and seasonal wetlands. Wetlands and Waters of the U.S. provide critical habitat components, such as nest sites and a reliable source of water, for a wide variety of wildlife species.

No potential jurisdictional Waters of the U.S. or wetlands were observed in the site. There are no creeks or drainages in the site exhibiting attributes of jurisdictional Waters of the U.S.; there are also no open bodies of water such as ponds or lakes in the site. The site consists of upland grassland and woodland habitats, and no areas with potential to fall under the jurisdiction of ACOE as regulated wetlands were observed in the site.

The Stanislaus River is the only potentially jurisdictional Water of the U.S. and/or wetland observed near the site. The Stanislaus River flows generally east to west just north of the site and is depicted on the USGS topographic map as a perennial “blue-line” stream (Figure 2). The river is situated in an incised corridor that is approximately 50 feet in elevation below the site.

**SPECIAL-STATUS SPECIES:** Special-status species are plants and animals that are legally protected under the state and/or federal Endangered Species Act or other regulations. The Federal Endangered Species Act (FESA) of 1973 declares that all federal departments and agencies shall utilize their authority to conserve endangered and threatened plant and animal species. The California Endangered Species Act (CESA) of 1984 parallels the policies of FESA and pertains to native California species. Both FESA and CESA prohibit

unauthorized “take” (i.e., killing) of listed species, with take broadly defined in both acts to include activities such as harassment, pursuit and possession.

Special-status wildlife species also includes species that are considered rare enough by the scientific community and trustee agencies to warrant special consideration, particularly with regard to protection of isolated populations, nesting or denning locations, communal roosts, and other essential habitat. The federal Migratory Bird Treaty Act and Fish and Game Code of California protect special-status bird species year-round, as well as their eggs and nests during the nesting season. Fish and Game Code of California also provides protection for mammals and fish.

Special-status plants are those which are designated rare, threatened, or endangered and candidate species for listing by the USFWS. Special-status plants also include species considered rare or endangered under the conditions of Section 15380 of the California Environmental Quality Act Guidelines, such as those plant species identified on Lists 1A, 1B and 2 in the Inventory of Rare and Endangered Vascular Plants of California (CNPS, 2017). Finally, special-status plants may include other species that are considered sensitive or of special concern due to limited distribution or lack of adequate information to permit listing or rejection for state or federal status, such as those included on CNPS List 3.

Table 3 summarizes the listing status and habitat requirements of special-status species that have been documented in the CNDDDB (2018) in the greater vicinity of the site, or for which there is potentially suitable habitat in or near the site. This table also includes an assessment of the likelihood of occurrence of each of these species in the site. The evaluation of the potential for occurrence of each species is based on the distribution of regional occurrences (if any), habitat suitability, and field observations.

SPECIAL-STATUS PLANTS: Special-status plants recorded in the CNDDDB (2018) within the search area (i.e., the USGS 7.5-minute Oakdale and Knight’s Ferry

TABLE 3

SPECIAL-STATUS PLANT AND WILDLIFE SPECIES DOCUMENTED OR POTENTIALLY-OCCURRING IN THE PROJECT VICINITY

Common Name	Scientific Name	Federal Status <sup>1</sup>	State Status <sup>1</sup>	CNPS List <sup>2</sup>	Habitat	Potential for Occurrence in the Project Site
<b>PLANTS</b>						
Beaked clarkia	<i>Clarkia rostrata</i>	None	None	1B	Cismontane woodland and valley and foothill grassland.	Unlikely: habitats in the site are disturbed and the site is at the very low end of the elevation range of beaked clarkia (CNPS, 2017). The only occurrence of this species in the CNDDDB (2018) search area is an historical (1938) population mapped non-specifically approximately 5 miles northeast of the site.
Dwarf downingia	<i>Downingia pusilla</i>	None	None	2	Vernal pools.	Unlikely: habitats in the site are disturbed and there are no vernal pools or seasonal wetlands in the site. The nearest occurrence of dwarf downingia in the CNDDDB (2018) search area is approximately 5.5 miles east of the site.
Stanislaus monkeyflower	<i>Erythranthe marmorata</i>	None	None	1B	Lower and upper montane coniferous forest and cismontane woodland. Meadows and seeps.	Unlikely: this site does not provide suitable for Stanislaus monkeyflower; there are no meadows or seeps in the site. The site is also below the known range of this species (CNPS, 2017). The only occurrence of this species in the CNDDDB (2018) search area is approximately 5.5 miles northeast of the site.
Forked hare-leaf	<i>Lagophylla dichotoma</i>	None	None	1B	Valley and foothill grassland and cismontane woodlands, often in areas with clay soils.	Unlikely: habitats in the site are disturbed. The only occurrence of this species in the CNDDDB (2018) search area is an historical (1938) population mapped non-specifically in Knight's Ferry approximately 5 miles northeast of the site.
Colusa grass	<i>Neostapfia colusana</i>	T	E	1B	Large, deep vernal pools.	Unlikely: there are no vernal pools or seasonal wetlands in the site. The nearest documented occurrence of Colusa grass in the CNDDDB (2018) search area approximately 6 miles southeast of the site. The site is not within designated critical habitat for Colusa grass or other vernal pool plant species (USFWS, 2005a).

TABLE 3

## SPECIAL-STATUS PLANT AND WILDLIFE SPECIES DOCUMENTED OR POTENTIALLY-OCCURRING IN THE PROJECT VICINITY

Common Name	Scientific Name	Federal Status <sup>1</sup>	State Status <sup>1</sup>	CNPS List <sup>2</sup>	Habitat	Potential for Occurrence in the Project Site
Hartweg's golden sunburst	<i>Pseudobahia bahiifolia</i>	E	E	1B	Valley and foothill grassland and cismontane woodlands in areas with heavy clay and often acidic soils; blooms March - April.	Unlikely: on-site habitats are not suitable for Hartweg's golden sunburst; the site is highly disturbed and no clay soils were observed in the site. The nearest occurrence of Hartweg's golden sunburst recorded in the CNDDDB (2018) search area is a population observed in 1939 approximately 2 miles northeast of the site that is described as "possibly extirpated" (i.e., it no longer exists).
<b>BIRDS</b>						
Burrowing owl	<i>Athene cunicularia</i>	None	SC	N/A	Open, dry annual or perennial grasslands, deserts and scrublands characterized by low-growing vegetation.	Unlikely: while there are grasslands in the site, no ground squirrel burrows or other potentially suitable burrows for burrowing owls were observed. The nearest occurrence of burrowing owl in the CNDDDB (2018) search area is approximately 5.5 miles northwest of the site.
45 Tricolored blackbird	<i>Agelaius tricolor</i>	None	CE/SC	N/A	Nests in dense brambles and emergent wetland vegetation associated with open water habitat.	Unlikely: vegetation within the Stanislaus River corridor could provide suitable nesting habitat for tricolored blackbird and this species may occasionally fly over or forage in the site. However, there is no suitable nesting habitat for this species in the site. The nearest occurrence of tricolored blackbird in the CNDDDB (2018) search area is approximately 6 miles northwest of the site.
Yellow-breasted chat	<i>Icteria virens</i>	None	SC	N/A	Nests in willow thickets and brushy tangles associated with streams.	Unlikely: the Stanislaus River corridor could provide suitable nesting habitat for yellow-breasted chat and this species may occasionally fly over or forage in the site. The only record of this species in the CNDDDB (2018) search area is approximately 6.5 miles northwest of the site.

TABLE 3

## SPECIAL-STATUS PLANT AND WILDLIFE SPECIES DOCUMENTED OR POTENTIALLY-OCCURRING IN THE PROJECT VICINITY

Common Name	Scientific Name	Federal Status <sup>1</sup>	State Status <sup>1</sup>	CNPS List <sup>2</sup>	Habitat	Potential for Occurrence in the Project Site
<b>MAMMALS</b>						
Western mastiff bat	<i>Eumops perotis californicus</i>	None	SC	N/A	Open, dry habitats with crevices in cliff faces, high buildings, trees and tunnels for roosting.	Possible: western mastiff bat may fly over or forage in the site on occasion. While there are no cliffs or notable rock outcrops in the site, trees in the site may provide suitable roosting habitat. The nearest occurrence of western mastiff bat in the CNDDDB (2018) search area is approximately 3 miles northeast of the site.
Pallid bat	<i>Antrozous pallidus</i>	None	SC	N/A	Open, dry habitats with rocky areas for roosting.	Unlikely: there are no notable rocky areas in the site. However, this species may fly over or forage in the site on occasion. The nearest occurrence of pallid bat in the CNDDDB (2018) search area is approximately 3 miles northeast of the site.
46 Western red bat	<i>Lasiurus blossevillii</i>	None	SC	N/A	Roosts in trees in a wide variety of habitats between the coast western Sierra Nevada mountains.	Possible: western red bat may fly over or forage in the site and trees in the site may be used for roosting. The nearest occurrence of western red bat in the CNDDDB (2018) search area is approximately 2.5 miles northeast of the site.
Townsend's big-eared bat	<i>Corynorhinus townsendii</i>	None	SC	N/A	Wide variety of habitats, most common in mesic sites.	Unlikely: Townsend's big-eared bat may fly over or forage in the site, and a few of the larger trees in the site may be suitable for roosting. The nearest occurrence of Townsend's big-eared bat in the CNDDDB (2018) search area is approximately 9 miles northeast of the site.
San Joaquin kit fox	<i>Vulpes macrotis mutica</i>	E	T	N/A	Inhabits open, dry grasslands and scrublands with loose textured soils.	Unlikely: there is no suitable habitat in or near the site for San Joaquin kit fox. This species is not known from this part of the Sierra Nevada. There are no occurrences of this species recorded in the CNDDDB (2018) search area.

TABLE 3

SPECIAL-STATUS PLANT AND WILDLIFE SPECIES DOCUMENTED OR POTENTIALLY-OCCURRING IN THE PROJECT VICINITY

Common Name	Scientific Name	Federal Status <sup>1</sup>	State Status <sup>1</sup>	CNPS List <sup>2</sup>	Habitat	Potential for Occurrence in the Project Site
<b>REPTILES &amp; AMPHIBIANS</b>						
California red-legged frog	<i>Rana aurora draytonii</i>	T	SC	N/A	Lowlands and foothills in or near permanent sources of water with vegetation.	Unlikely: there is no suitable perennial or near-perennial aquatic habitat in the site for California red-legged frog. There are no occurrences of California red-legged frog recorded in the CNDDDB (2018) search area. The site is not within designated critical habitat for California red-legged frog (USFWS, 2006).
California tiger salamander	<i>Ambystoma californiense</i>	T	T	N/A	Breeds in seasonal water bodies such as deep vernal pools or stock ponds. Requires small mammal burrows for summer refugia.	Unlikely: there are no vernal pools or seasonal stock ponds in the immediate site to provide breeding habitat for California tiger salamander. The nearest occurrence of California tiger salamander recorded in the CNDDDB (2018) search area was a record observed in 1975, mapped nonspecifically within the vicinity of the site approximately 3 miles northwest of the site. The site is not in designated critical habitat for California tiger salamander (USFWS, 2005b).
Western pond turtle	<i>Emys marmorata</i>	None	SC	N/A	Permanent or semi-permanent bodies of water in a variety of habitats; require basking sites such as logs.	Unlikely: there is no aquatic habitat in the site for this species. Western pond turtle could occur in the Stanislaus River, north of this site, but would not be expected to move out of the river corridor and up in to the site. The nearest occurrence of western pond turtle in the CNDDDB (2018) search area is approximately 4 miles northwest of the site.
Western spadefoot	<i>Spea hammondi</i>	None	SC	N/A	Breeds and lays eggs in seasonal water bodies such as deep vernal pools or stock ponds.	Unlikely: there are no vernal pools or seasonal stock ponds within the site to provide breeding habitat for western spadefoot. The nearest occurrence of this species recorded in the CNDDDB (2018) search area is approximately 5 miles northeast of the site.

47

TABLE 3

## SPECIAL-STATUS PLANT AND WILDLIFE SPECIES DOCUMENTED OR POTENTIALLY-OCCURRING IN THE PROJECT VICINITY

Common Name	Scientific Name	Federal Status <sup>1</sup>	State Status <sup>1</sup>	CNPS List <sup>2</sup>	Habitat	Potential for Occurrence in the Project Site
Giant garter snake	<i>Thamnophis gigas</i>	T	T	N/A	Freshwater marsh and low gradient streams; adapted to drainage canals and irrigation ditches, primarily for dispersal or migration.	Unlikely: there is no suitable habitat in the site for giant garter snake. This species is known to mainly occur in Delta waterways and surrounding areas. There are no occurrences of Giant garter snake in the CNDDDB (2018) search area.
<b>FISH</b>						
Steelhead – Central Valley DPS	<i>Oncorhynchus mykiss irideus</i> pop. 11	T	None	N/A	Riffle and pool complexes with adequate spawning substrates within Central Valley drainages.	None: there are occurrences of Central Valley steelhead in the Stanislaus River, just north of the site. However, the site does not contain aquatic habitat to support this species. The nearest occurrence of this species recorded in the CNDDDB (2018) search area is in the Stanislaus River, just north of the site. This site is not in designated critical habitat for Central Valley steelhead (NOAA, 2005).
48 Delta smelt	<i>Hypomesus transpacificus</i>	T	T	N/A	Shallow lower delta waterways with submersed aquatic plants and other suitable refugia.	None: this species only occurs in Delta waterways. There are no occurrences of delta smelt recorded in the CNDDDB (2018) within the search area. There is no designated critical habitat for delta smelt (USFWS, 1994) in or near the site.
Hardhead	<i>Mylopharodon conocephalus</i>	None	SC	N/A	Clear and deep pools with sand and gravel bottoms in the San Joaquin/Sacramento River tributaries.	None: there is no suitable perennial or near-perennial aquatic habitat in the site for hardhead. However, this species is known to occur in the Stanislaus River located just north of the site. The nearest occurrence of hardhead in the CNDDDB (2018) search area is in the Stanislaus River, approximately 6 miles southwest of the site.
<b>INVERTEBRATES</b>						
Valley elderberry longhorn beetle	<i>Desmocerus californicus dimorphus</i>	T	None	N/A	Elderberry shrubs in the Central Valley and surrounding foothills	Unlikely: there are no blue elderberry shrubs in the site. The nearest occurrence of this species in the CNDDDB (2018) search area is approximately 1 mile northeast of the site.



TABLE 3

SPECIAL-STATUS PLANT AND WILDLIFE SPECIES DOCUMENTED OR POTENTIALLY-OCCURRING IN THE PROJECT VICINITY

Common Name	Scientific Name	Federal Status <sup>1</sup>	State Status <sup>1</sup>	CNPS List <sup>2</sup>	Habitat	Potential for Occurrence in the Project Site
Vernal pool tadpole shrimp	<i>Lepidurus packardi</i>	E	None	N/A	Vernal pools and seasonally wet depressions within the Central Valley.	Unlikely: there are no vernal pools or seasonal wetlands located in the site. The nearest occurrences of vernal pool tadpole shrimp in the CNDDDB (2018) search area is approximately 3 miles southeast of the site and one record 3 miles southwest of the site. The site is not within designated critical habitat for vernal pool tadpole shrimp (USFWS, 2005a).
Vernal pool fairy shrimp	<i>Branchinecta lynchi</i>	T	None	N/A	Vernal pools and seasonally inundated depressions in the Central Valley.	Unlikely: there are no vernal pools or seasonal wetlands in the site. The nearest occurrence of vernal pool fairy shrimp recorded in the CNDDDB (2018) search area is approximately 3 miles southeast of the site. The site is not within designated critical habitat for any vernal pool shrimp species (USFWS, 2005a).

49 Notes:

- 1 T= Threatened; E = Endangered; R = Rare; CE = Candidate for Endangered Status; SC = California Species of Special Concern.
- 2 CNPS List 1B includes species that are rare, threatened, or endangered in California and elsewhere; list 2 includes species that are rare, threatened, or endangered in California but more common elsewhere.

topographic quadrangles) include beaked clarkia (*Clarkia rostrata*), dwarf downingia (*Downingia pusilla*), Stanislaus monkeyflower (*Erythranthe marmorata*), forked hare-leaf (*Lagophylla dichotoma*), Colusa grass (*Neostapfia colusana*), and Hartweg's golden sunburst (*Pseudobahia bahiifolia*). (Table 3 and Attachment B). The USFWS IPaC Trust Report does not include any special-status plants.

Special-status plants found in the low Sierra Nevada foothills generally occur in relatively undisturbed areas within unique vegetation communities such as chaparral, seeps and springs, marshes and swamps, and areas with unique soils i.e., serpentine, gabbroic). The site consists of disturbed annual grassland and oak woodland vegetation and no unique habitat types or highly suitable habitat for special-status plants were observed.

SPECIAL-STATUS WILDLIFE: The potential for intensive use of habitats within the site by special-status wildlife species is also low. Special-status wildlife species recorded in the CNDDDB (2018) in the search area include burrowing owl (*Athene cunicularia*), tricolored blackbird (*Agelaius tricolor*), yellow-breasted chat (*Icteria virens*), western mastiff bat (*Eumops perotis californicus*), pallid bat (*Antrozous pallidus*), western red bat (*Lasiurus blossomvelli*), Townsend's big-eared bat (*Corynorhinus townsendii*), California tiger salamander (*Ambystoma californiense*), western pond turtle (*Emys marmorata*), western spadefoot (*Spea hammondi*), Central Valley steelhead (*Oncorhynchus mykiss*), valley elderberry longhorn beetle (*Desmocercus californicus dimorphus*), vernal pool tadpole shrimp (*Lepidurus packardii*), and vernal pool fairy shrimp (*Branchinecta lynchi*). San Joaquin kit fox (*Vulpes macrotis mutica*), California red-legged frog (*Rana aurora draytonii*), giant garter snake (*Thamnophis gigas*), and delta smelt (*Hypomesus transpacificus*) are not recorded in the CNDDDB (2018) within the search area, but are on the USFWS IPaC Trust Report (Attachment B).

None of the species identified in Table 3 have potential to occur in the site on more than an occasional or transitory basis. Special-status birds may fly over the

site on occasion, but none would be expected to nest in the area due to lack of preferred nesting habitat. For example, there are no marshes with open water and cattails for nesting tricolored blackbirds. No burrowing owls or suitable burrow habitat were observed in the site.

Townsend's big-eared bat, western mastiff bat, pallid bat, spotted bat, and other special-status bats may fly over or forage in the site, but few would be expected to use the site intensively. Townsend's big-eared bat, western mastiff bat, and other bats that roost in trees may use some of the trees in the site for roosting. The site does not contain cliffs, caves, tunnels, or rocky areas used by other species of bats.

The site is not within the know range of San Joaquin kit fox. The site does not provide aquatic habitat for any type of fish, California red-legged frog, California tiger salamander, western pond turtle, giant garter snake, or western spadefoot. There are no vernal pools or seasonal wetlands in the site for vernal pool branchiopods (i.e., fairy and tadpole shrimp). There are no blue elderberry shrubs in the site, precluding the potential occurrence of valley elderberry longhorn beetle.

CRITICAL HABITAT: The site is not within designated critical habitat for California red-legged frog (USFWS, 2006), California tiger salamander (USFWS, 2005b), any vernal pool shrimp or plant species (USFWS, 2005a), or other federally listed species (Attachment D).

## **Discussion, Conclusions and Recommendations**

- The site consists of upland grassland and woodland habitats. Similar woodlands and upland grasslands are widespread in Stanislaus County, supporting a variety of mostly common plant and wildlife species.

- The future development of homes on the project site may result in the removal of a few trees. The homes are expected to be built in relatively open grassland areas in the site and residential development will likely involve limited tree removal, because oaks and other trees are valued by residents for aesthetic purposes, wildlife habitats, and privacy. The removal of a few trees in the site is a less than significant impact.
- There are no potentially jurisdictional Waters of the U.S. or wetlands in the body of the site. The site consists of upland woodlands and upland grasslands.
- Due to past disturbance in the site and a lack of suitable habitat, it is unlikely special-status plants occur in the site.
- The likelihood of occurrence of special-status wildlife species in the site is very low. No special-status wildlife species are expected to occur at or near the site on more than a very occasional or transitory basis. Special-status bats and birds may roost and/or nest in the site on occasion.
- On-site trees, shrubs, grasslands, and other vegetation may be used by nesting birds protected by the Migratory Bird Treaty Act of 1918 and Fish and Game Code of California. In order to avoid take of protected raptors and migratory birds, any vegetation removal should be scheduled for between September 1 and January 31, if possible. If vegetation removal occurs between February 1 and August 31, a pre-construction nesting bird survey should be conducted by a qualified biologist. If active nests are found within the survey area, vegetation removal should be delayed until the biologist determines nesting is complete.

Thank you again for asking Moore Biological Consultants to assist with this project. Please call me at (209) 745-1159 with any questions.

Sincerely,



Diane S. Moore, M.S.  
Principal Biologist

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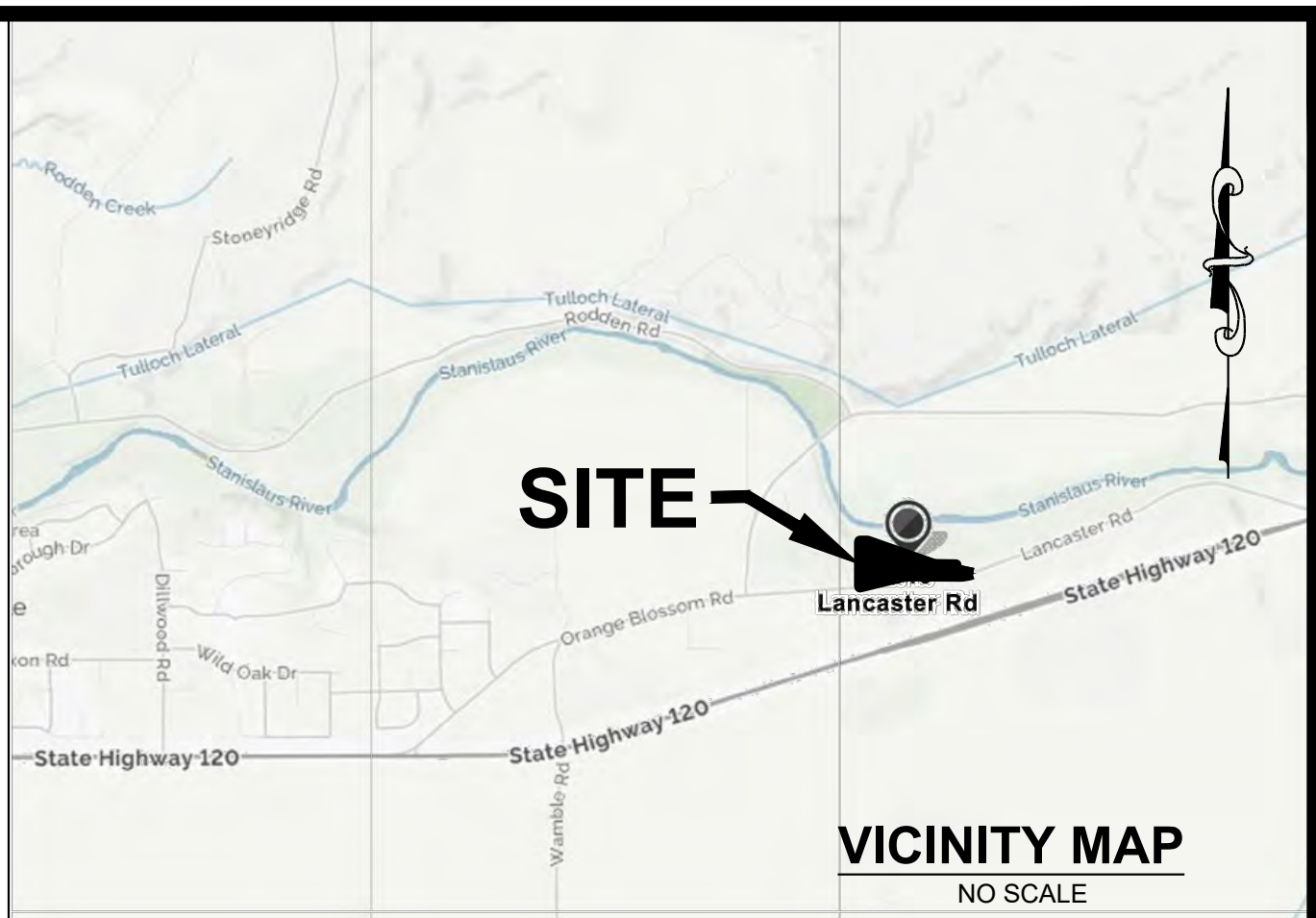
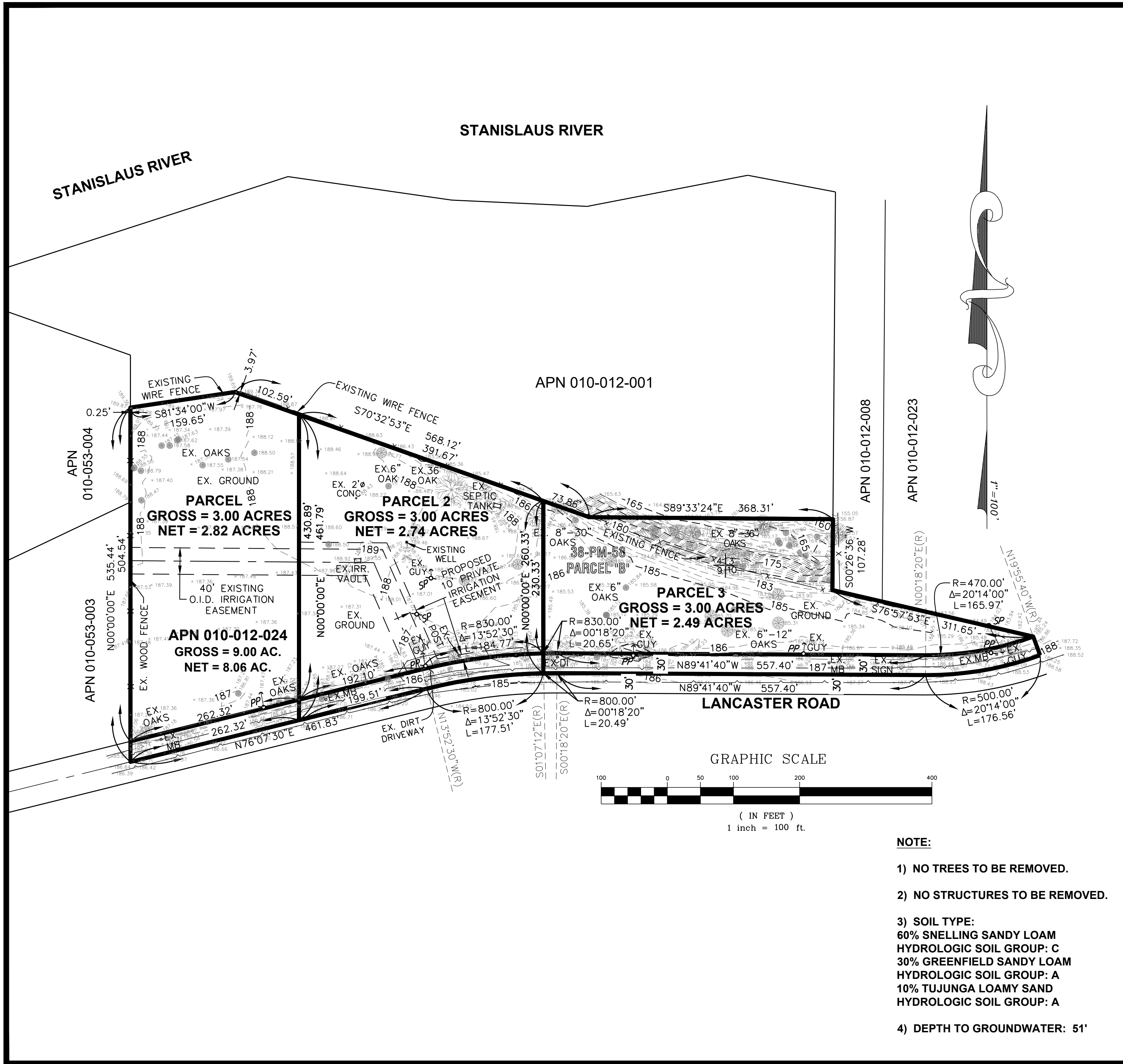
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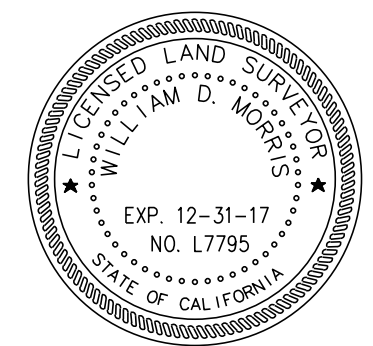
Attachment A  
Tentative Map



A.P.N. 010-012-024  
 OWNER/APPLICANT: JEFF & LISA MCPHEE  
 MAILING ADDRESS: P.O. BOX 2094  
 OAKDALE, CA 95361  
 (209) 652-7699  
 SITE ADDRESS: 12919 LANCASTER ROAD  
 OAKDALE, CA 95361

TOTAL AREA:	8.06 AC (NET)	ZONING:	R-A
	9.00 AC. (GROSS)	ZONING DESC:	RURAL RESIDENTIAL 3 AC.
WATER:	PRIVATE WELL	GENERAL PLAN:	UNDEFINED
SANITARY SEWER:	PRIVATE SEPTIC	GENERAL DESC:	ESTATE
STORM DRAIN:	ON-SITE	IRRIGATION:	O.I.D.
SLOPE OF LAND:	FLAT-20%		

PREPARED BY: MORRIS ENGINEERING & SURVEYING, INC.  
 334 S. YOSEMITE AVENUE, SUITE D  
 OAKDALE, CA 95361  
 (209) 845-9175



## TENTATIVE PARCEL MAP

BEING A PORTION OF PARCEL "B" AS SHOWN ON VOLUME 38 OF PARCEL MAPS, AT PAGE 58, STANISLAUS COUNTY RECORDS, AND LYING WITHIN THE SOUTHWEST QUARTER OF SECTION 3, THE SOUTHEAST QUARTER OF SECTION 4, THE NORTHEAST QUARTER OF SECTION 9, AND THE NORTHWEST QUARTER OF SECTION 10, T.2S., R.11E., M.D.M., STANISLAUS COUNTY, CALIFORNIA  
 SCALE: 1"=100' SEPTEMBER 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:  
 60% SNELLING SANDY LOAM  
 HYDROLOGIC SOIL GROUP: C  
 30% GREENFIELD SANDY LOAM  
 HYDROLOGIC SOIL GROUP: A  
 10% TUJUNGA LOAMY SAND  
 HYDROLOGIC SOIL GROUP: A
  - 4) DEPTH TO GROUNDWATER: 51'



## Attachment B

# CNDDDB Summary Report and Exhibits & USFWS IPaC Trust Resource Report



**Selected Elements by Scientific Name**  
**California Department of Fish and Wildlife**  
**California Natural Diversity Database**



**Query Criteria:** Quad</span> IS </span>(Knights Ferry (3712076)</span> OR </span>Oakdale (3712077))

Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
<i>Agelaius tricolor</i> tricolored blackbird	ABPBXB0020	None	Candidate Endangered	G2G3	S1S2	SSC
<i>Ambystoma californiense</i> California tiger salamander	AAAAA01180	Threatened	Threatened	G2G3	S2S3	WL
<i>Antrozous pallidus</i> pallid bat	AMACC10010	None	None	G5	S3	SSC
<i>Athene cunicularia</i> burrowing owl	ABNSB10010	None	None	G4	S3	SSC
<i>Branchinecta lynchi</i> vernal pool fairy shrimp	ICBRA03030	Threatened	None	G3	S3	
<i>Calicina breva</i> Stanislaus harvestman	ILARAU8020	None	None	G1	S1	
<i>Clarkia rostrata</i> beaked clarkia	PDONA050Y0	None	None	G2G3	S2S3	1B.3
<i>Corynorhinus townsendii</i> Townsend's big-eared bat	AMACC08010	None	None	G3G4	S2	SSC
<i>Desmocerus californicus dimorphus</i> valley elderberry longhorn beetle	IICOL48011	Threatened	None	G3T2	S2	
<i>Downingia pusilla</i> dwarf downingia	PDCAM060C0	None	None	GU	S2	2B.2
<i>Emys marmorata</i> western pond turtle	ARAAD02030	None	None	G3G4	S3	SSC
<i>Erythranthe marmorata</i> Stanislaus monkeyflower	PDPHR01130	None	None	G2?	S2?	1B.1
<i>Eumops perotis californicus</i> western mastiff bat	AMACD02011	None	None	G5T4	S3S4	SSC
<i>Fritillaria agrestis</i> stinkbells	PMLIL0V010	None	None	G3	S3	4.2
<i>Icteria virens</i> yellow-breasted chat	ABPBX24010	None	None	G5	S3	SSC
<i>Lagophylla dichotoma</i> forked hare-leaf	PDAST5J070	None	None	G2	S2	1B.1
<i>Lasionycteris noctivagans</i> silver-haired bat	AMACC02010	None	None	G5	S3S4	
<i>Lasiurus blossevillii</i> western red bat	AMACC05060	None	None	G5	S3	SSC
<i>Lasiurus cinereus</i> hoary bat	AMACC05030	None	None	G5	S4	
<i>Lepidurus packardii</i> vernal pool tadpole shrimp	ICBRA10010	Endangered	None	G4	S3S4	

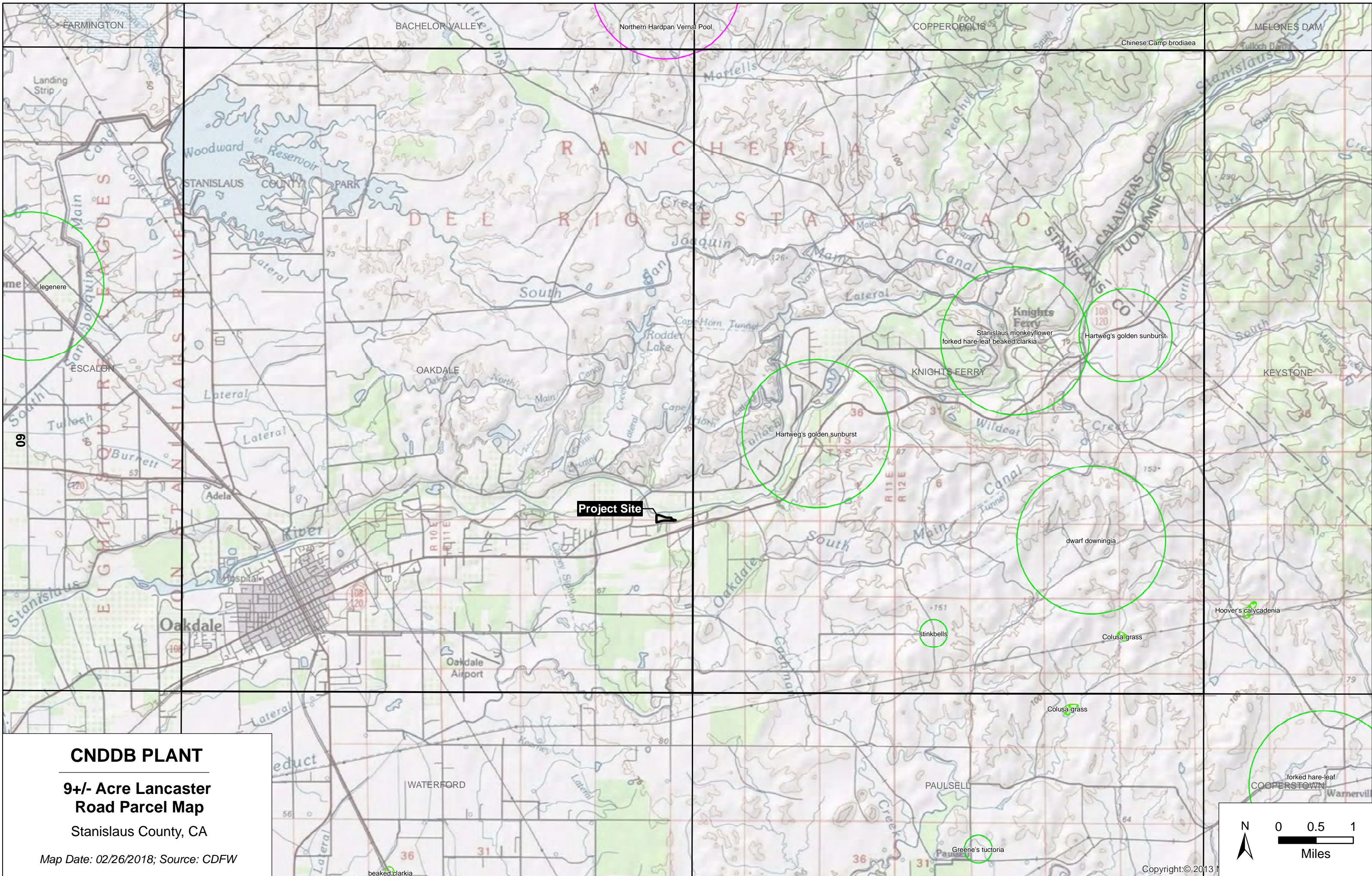


Selected Elements by Scientific Name  
California Department of Fish and Wildlife  
California Natural Diversity Database



Species	Element Code	Federal Status	State Status	Global Rank	State Rank	Rare Plant Rank/CDFW SSC or FP
<b><i>Monadenia mormonum buttoni</i></b> Button's Sierra sideband	IMGASC7071	None	None	G2T1	S1S2	
<b><i>Mylopharodon conocephalus</i></b> hardhead	AFCJB25010	None	None	G3	S3	SSC
<b><i>Myotis yumanensis</i></b> Yuma myotis	AMACC01020	None	None	G5	S4	
<b><i>Neostapfia colusana</i></b> Colusa grass	PMPOA4C010	Threatened	Endangered	G1	S1	1B.1
<b><i>Northern Hardpan Vernal Pool</i></b> Northern Hardpan Vernal Pool	CTT44110CA	None	None	G3	S3.1	
<b><i>Oncorhynchus mykiss irideus pop. 11</i></b> steelhead - Central Valley DPS	AFCHA0209K	Threatened	None	G5T2Q	S2	
<b><i>Pseudobahia bahiifolia</i></b> Hartweg's golden sunburst	PDAST7P010	Endangered	Endangered	G2	S2	1B.1
<b><i>Spea hammondi</i></b> western spadefoot	AAABF02020	None	None	G3	S3	SSC

Record Count: 28

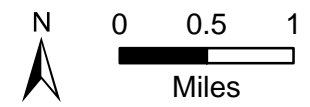


**CNDDDB PLANT**

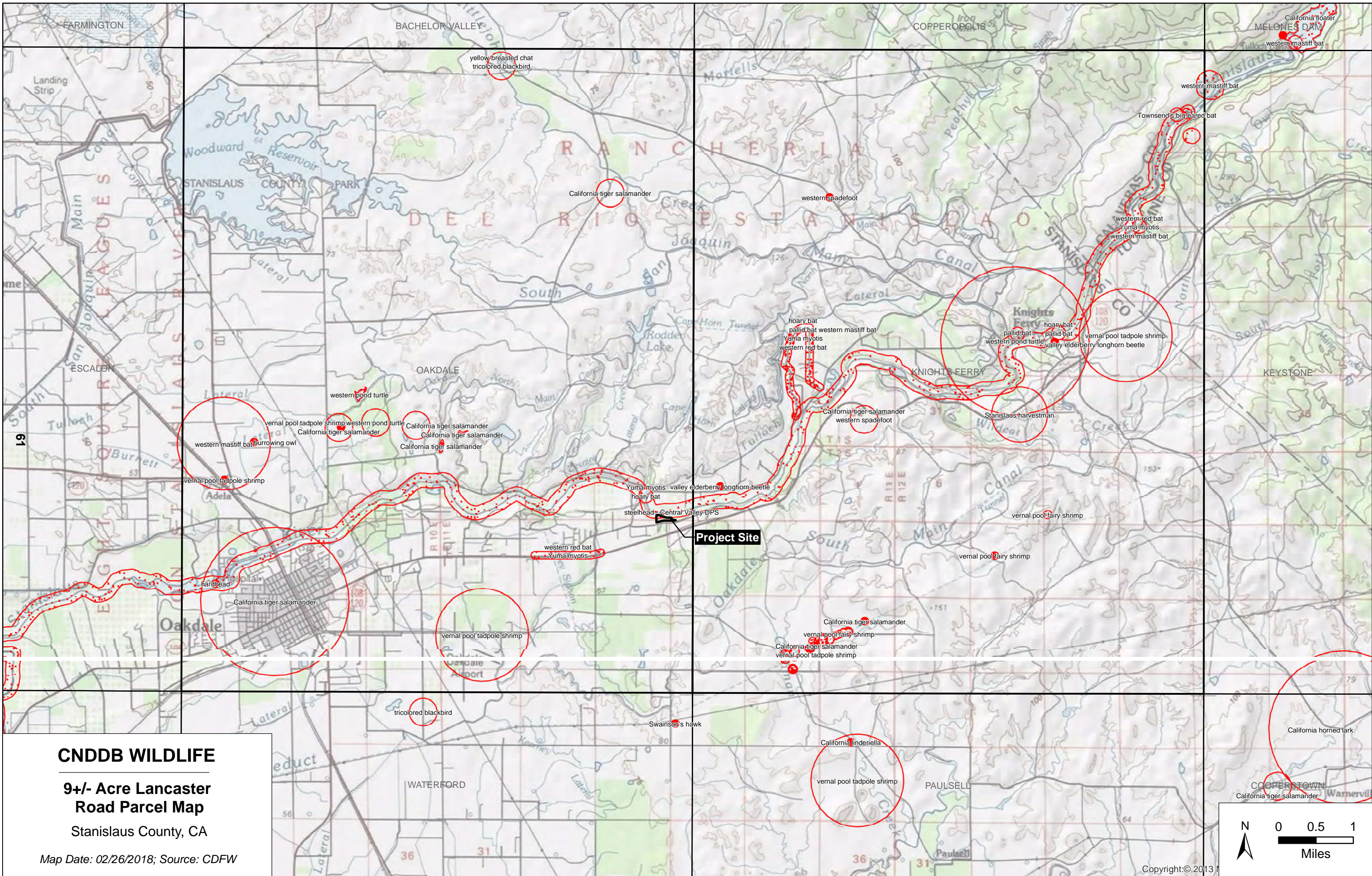
**9+/- Acre Lancaster Road Parcel Map**

Stanislaus County, CA

Map Date: 02/26/2018; Source: CDFW



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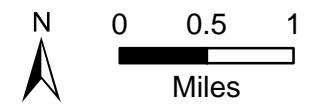


**CNDDDB WILDLIFE**

**9+/- Acre Lancaster Road Parcel Map**

Stanislaus County, CA

Map Date: 02/26/2018; Source: CDFW



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Attachment C  
Photographs



Fence along the north edge of the lower terrace of the site, looking west; 01/19/18.



Notable valley oak near the north edge of the site, looking northeast; 01/19/18.



Upland grassland in the body of the site, looking northwest along the upper terrace; 01/19/18.



Northwest corner of the site, looking east down the fence line; 01/19/18.





Southwest corner of the site, looking east down Lancaster Road; 01/19/18.



Stanislaus River corridor just north of the site, looking northwest; 01/19/18. A small elderberry shrub (circled) is located approximately 30 feet north of the site.



Irrigation structure located in the center of the site, looking northeast; 01/19/18. This structure is associated with an Oakdale Irrigation District pipeline through the site.



Remnants from an old irrigation system that was formerly on the site, looking northeast; 01/19/18.





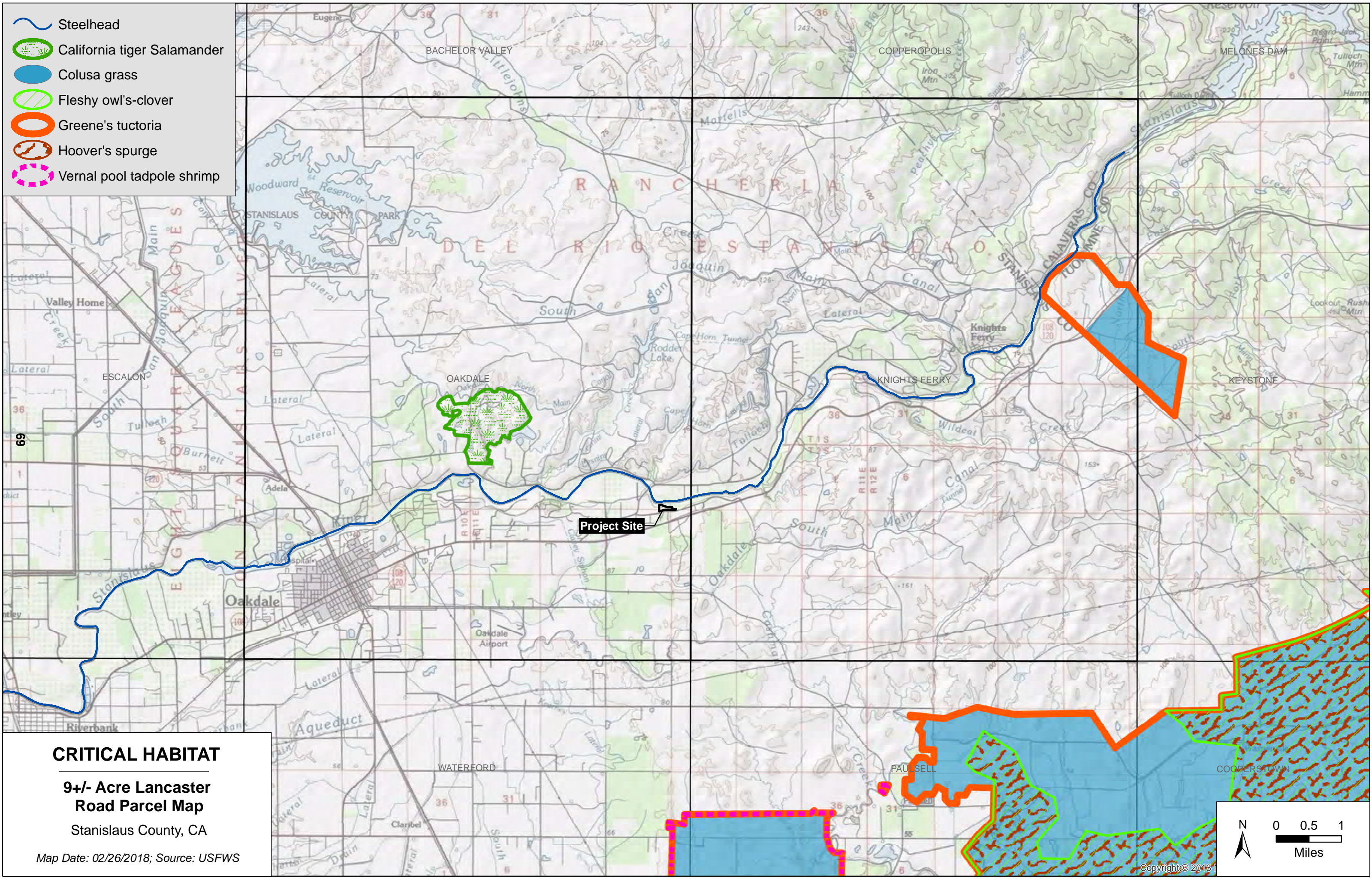
Upland grassland in the east tip of the site, looking southeast towards Lancaster Road; 01/19/18.



Recently graded area in the northwest part of the site, looking north; 01/19/18.

Attachment D  
Designated Critical Habitat

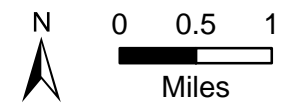
-  Steelhead
-  California tiger Salamander
-  Colusa grass
-  Fleshy owl's-clover
-  Greene's tuctoria
-  Hoover's spurge
-  Vernal pool tadpole shrimp



**CRITICAL HABITAT**

**9+/- Acre Lancaster  
Road Parcel Map**  
Stanislaus County, CA

Map Date: 02/26/2018; Source: USFWS



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**CULTURAL RESOURCES INVESTIGATIONS OF APN 010-012-024,  
12919 LANCASTER ROAD, NINE ACRES IN EAST OAKDALE,  
STANISLAUS COUNTY, CALIFORNIA**

by

L. Kyle Napton, Ph.D.  
Historical Resources Consultant  
2241 Aldersgate Court  
Turlock, CA 95382

December 2017



**Prepared for:**

Jeff and Lisa McPhee  
McPhee Masonry, Inc.  
P.O. Box 2094  
Oakdale, CA 95361

2017-08

**CULTURAL RESOURCES INVESTIGATIONS OF  
APN 010-012-024, 12919 LANCASTER ROAD,  
NINE ACRES IN EAST OAKDALE,  
STANISLAUS COUNTY, CALIFORNIA**

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December 2017

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P.O. Box 2094  
Oakdale, CA 95361

2017-08

**Key Words:** Archeological Investigations Phase I, USGS *Oakdale, Calif.* 7.5-minute quadrangle 1968, PR 1987; Stanislaus County, California, Portions of Sections 4, 9 & 10, T2S, R11E, MDBM&BL. Negative survey.

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**CULTURAL RESOURCES INVESTIGATIONS OF**  
**APN 010-012-024, 12919 LANCASTER ROAD,**  
**NINE ACRES IN EAST OAKDALE,**  
**STANISLAUS COUNTY, CALIFORNIA**

**Part 1: Project Information**

Included in this report are descriptions of prefield sensitivity and background research regarding the environmental, archaeological, ethnographic and historic aspects of the project area and environs, description of direct field inspection of the proposed project, and documentation of the negative results of the cultural resources inspection of 9.0 acres in portions of sections 4, 9, and 10, T2S, R11E, MDM&BL. This area is displayed on the U. S. Geological Survey (USGS) *Oakdale, Calif.* 7.5-minute series quadrangle, edition 1968, photo revised 1987 (Figure 1). Cultural resources investigations of the proposed project were requested by the landowners Jeff and Lisa McPhee. The cultural resources inspection was conducted pursuant to the requirements of the applicable provisions of the *California Environmental Quality Act (CEQA)* 1970. The author of this report conducted intensive pedestrian inspection of the 9.0 acre project area on December 7, 2017.

**Scope of Cultural Resources Investigations**

Cultural resources investigations of the proposed Lancaster Road Parcel project (LRPP) were undertaken to determine whether prehistoric archaeological or historical cultural resources are located within the project APE, which subsumes 9.0 acres of land flanked immediately to the south by Lancaster Road. Investigations included research of the archaeological, ethnographic, and historical background of the project area, including a records search by personnel of the Central California Information Center (requested by Morris Engineering & Surveying, Inc.), consultation with the Native American Heritage Commission (Appendix A), and direct field inspection of the proposed project area. The information obtained during the cultural resources investigations has been entered in the files of the Central California Information Center, California Historical Resources Information System, California State University, Stanislaus, Turlock, California.

**Part 2: Archaeological Records Search Information**

The site records of the California Historical Resources Information System, State Office of Historic Preservation, were searched at the request of Morris Engineering, Inc. (on behalf of the landowner) by the staff of the Central California Information Center, California State University, Stanislaus, in order to determine whether archaeological or historical cultural resources have been reported found within or adjacent to the proposed LRPP (Records Search File # 10452N). The results are as follows:

- No prehistoric or historic archaeological resources have been reported.
- Historic USGS maps reviewed indicate that 1 building was on the property in 1915, and at least 2 buildings were on the property in 1941 and 1953 (these have been removed). The 1906 Stanislaus County map does not indicate any buildings but it shows Lancaster Road or its forerunner.
- Other historic data: The property is within a half-mile of the former site of Rutherford's Crossing (ferry site), which was in service until 1895. The first Orange Blossom Road Bridge over the Stanislaus River was built in 1896. Some of the area adjacent to the north side of the property and south of the Stanislaus River was subject to dredging.
- No prehistoric or historic archaeological resources or historic properties have been reported.
- No previous investigations have been reported within the project area or its immediate vicinity.

### **Part 3: Native American Consultation Information**

Native American consultation was conducted by the author of this report (See Appendix A). No reply was received prior to issuance of this report.

### **Part 4: Prefield Research**

#### **Setting**

#### **Description of the Project Area**

The Lancaster Parcel Project (LRPP) is located in eastern Stanislaus County, California, approximately four miles northeast of the City of Oakdale and south of the Stanislaus River, a tributary of the San Joaquin (Beck and Haase 1974). The proposed LRPP is in the Lower Sonoran zone (Merriam 1898), discussed by Barbour and Major (1977), Holland (1986), and Storer and Usinger (1963:27). The original (native) overstory along the Stanislaus River consisted primarily of various species of oak and willow; the understory is composed of dense tangles of berry vines, brush and mesic flora. The proposed LRPP project area, situated approximately one-half mile south of the river, was covered with native grasses and forbs. In the western portion of the 9 acre project area there a few immature "Trees of Heaven" which remain in isolated clumps created when the property was leveled prior to the anticipated sale of the three parcels created from the 9 acre project area. Other than modifications, such as fencing and construction of property access roads, the Gray Pipeline Turnout, the project area appears to have changed but little during modern times. The major present disturbance consists of disking of the entire

project area (Figures 3-6).

### **Description of the Local Environment**

The geological substrate of the LRPP project area is composed of mass wastage and ancient clastic deposits derived from the Sierra Nevada range, which lies to the east. There are several types of soil on and adjacent to the project area, including Redding, Pentz-Peters association, characterized as reddish, gravelly, hardpan soil on high terraces, and shallow or clay soils on sloping terraces (Arkley 1964:8 [and] *General Soil Map Eastern Stanislaus County, California*). Most of the local soils originally supported native grasses, but the invasive Medusahead grass has made severe inroads, in some locations replacing a significant percentage of the original grass cover. In reference to the classification system of the California Natural Diversity Data Base (Holland 1986), the project area is part of the *Valley Needlegrass Grassland* (42110), characterized originally by an abundance of purple needlegrass (*Stipa pulchra*), now rare due to competition from introduced species, including Medusahead grass

### **Current Land Use and Previous Impacts**

The entire LRPP area has undergone some changes from its natural, prehistoric appearance. Modifications include blading of access roads and construction of fences, installation of the Oakdale Irrigation District's Gray Pipeline Turnout (Oakdale Irrigation District 2008), which passes from west to east through the west and central part of the 9.0 acre project. A conspicuous feature of this pipeline is a control valve housing located near the center of the LRPP. Buildings that formerly appeared on the Google Earth imagery and historic maps, have since been demolished and the general surface of the project has been leveled.

### **Cultural Setting**

#### **Regional Archaeological Background**

The project area is located on the eastern edge of the Central Valley, between two major archaeological provinces--the Central Valley and the Sierra Nevada Foothill regions. Accordingly, the archaeological background of these two regions is briefly described in the following paragraphs.

**Central Valley Archaeology.** Investigation of Central Valley archaeology commenced in the Delta area of San Joaquin County, where from 1880 to 1906 James Barr excavated numerous Indian mound sites. Beginning in 1912, Elmer Dawson undertook numerous informal excavations in the Lodi area. The results of Dawson's work were subsequently reported by Schenck and Dawson (1929). Excavations in the Mokelumne and American River drainages were conducted by Lillard, Heizer and Fenenga (1939), resulting in definition of the "Early," "Transitional," and "Late" periods of Central Valley

archaeology, subsequently referred to by Heizer (1949) as "horizons." In 1972 Ragir proposed that the three horizons be referred to as the "Windmiller," "Cosumnes," and "Hotchkiss" cultures.

The salient characteristics of these entities, the time periods subsumed by each, and other issues related to chronological classification of California prehistory, have been discussed extensively in the archaeological literature (Moratto 1984). The primary traits of the three horizons or cultures are the following:

Early Horizon: 2500 BC- 500 BC: Burial orientation prone, face down, fully extended; material culture includes charmstones, large, heavy lanceolate projectile points, flat slab metates, stone bowl mortars, pestles, and rectangular stone palettes. Baked clay globs were used as cooking stones. Primary sites: CA-SAC-107 (Windmiller Mound), CA-SJO-56, -68, -112 -142, and -168. Primary references: Heizer (1949, 1974; Lillard et al. 1939; Ragir 1972.

Middle (Transitional) Horizon: 500 BC- AD 800: Burials tightly flexed, cremations rare, often accompanied by funerary goods; offerings with primary interments rare; evidence of warfare. Material culture includes large, heavy projectile points. Making of coiled basketry is inferred by the presence of numerous bone awls. Charm stones, (presumably ceremonial objects) are common. Primary site: CA-SAC-66 (Morse Mound). Primary references: Beardsley (1948, 1954); Schenck and Dawson (1929).

Late Horizon: AD 800-AD 1820: Cremations prominent; material culture includes quantities of shell beads, small, serrated side-notched projectile points, bowl mortars, cylindrical pestles, steatite pipes, and numerous types of ornaments; cremations are increasingly common. Primary sites: CA-CCO-138 (Hotchkiss); CA-STA-44 (Hoods Creek). Primary references: Bennyhoff (1977); Fredrickson (1973).

**Sierra Nevada Foothills Archaeology.** The background of archaeological investigations conducted on the west slope of the Sierra Nevada has been summarized by Elsasser (1960:1-93), Johnson (1967, 1970), Napton (1981), and Moratto (1984). One of the first worthwhile reports describing an archaeological site in the Sierra Nevada was written by Harnden (1908), who observed and briefly reported upon pictographs along the Tuolumne River in Pate Valley, Yosemite National Park. It was not until the late 1940s, however, that formal archaeological surveys were conducted in the Sierra Nevada and the foothills on the west slope of the range. Among the first systematic surveys of historical cultural resources in the Sierra Nevada Mother Lode region was a project to record historic buildings (Heizer and Fenenga 1948).

### **Local Archaeological Background**

**Stanislaus County Archaeology.** The first reports of the discovery of antiquities in Stanislaus County were those of Dr. C. D. Voy, a resident of Oakland, California, whose

avocation was the study of California's antiquities. Voy received reports of finds of stone tools associated with the bones of extinct animals, found near Knights Ferry (Bancroft 1883:707). It is likely that the association of artifacts and the bones of extinct animals were fortuitous, but there were many such "discoveries" in the 1850s and 1860s in the mining districts, some doubtless inspired by reports of finds then being made in Europe and England (Clewlow 1970:26-46; Fagan 1991).

The first concerted efforts by relic collectors to obtain artifacts from sites in Stanislaus County were documented by the indefatigable Frank Latta (1949, 1977). Most of the collecting efforts took place on the west side of the county in large village sites situated near the base of the Coast Ranges. A pioneer reconnaissance of the greater Central Valley was conducted in 1939 by Hewes, Massey and Schmidt (Hewes 1941), then students at the University of California, Berkeley. The party recorded 107 sites, seven of which are in Stanislaus County.

The Farmington Complex: A controversial but potentially important cultural manifestation occurring in northern Stanislaus County is the so-called "Farmington Complex." Indications of this putative technological complex were discovered in the late 1940s. A preliminary survey of part of northern Stanislaus County was conducted by Francis Riddell, Dave Fredrickson, and A. Mohr on behalf of the National Park Service, in connection with the proposed construction of the Farmington Flood Control Reservoir in 1948 (Riddell 1948). The field party located 22 prehistoric sites and conducted the first agency-sponsored excavations in the county. The first of these endeavors, conducted in 1948 by Albert Mohr, was a test of site CA-STA-000006. Further work at the Farmington Reservoir locality was undertaken in 1951 by A. E. Treganza and others. Eight village sites, including the important site CA-STA-000044, were tested (Treganza 1952). Some of the sites, interpreted as quarry or workshop areas, contained numerous, rather crude implements made on siliceous metavolcanic greenstone, locally known as Farmington Chert. Following the first survey described above, the National Park Service contacted Professor Robert Heizer, University of California, Berkeley, and requested additional intensive survey and excavation prior to construction of the proposed Farmington Flood Control Reservoir. Field work was conducted from June to August, 1951. Three types of sites were the focus of the investigations: (1) village sites of the historic period; (2) village sites with crude flake and core tools; and (3) "Farmington Complex" quarry-workshop sites (Treganza 1952:6). Eight village sites were partially excavated, including CA-STA-5, -6, 10, -11, -21, -44, -57, and -58.

The investigations of 1951 disclosed unusual, interesting archaeological evidence described by Treganza (1952:6) as follows:

. . .quarry-workshops, the name given to a large number of localities where artifacts are weathering out of a stratum of buried, unsorted heavy duty percussion flaked core and flake tools. To this series of implements I have given the name *Farmington Complex* for to my knowledge there exists no known parallel

to it in this region of California. It is with due hesitancy that I propose the Farmington Complex as likely evidence of Late Pleistocene or certainly early post-Pleistocene man in California.

These discoveries, collectively referred to as the "Farmington Complex," were regarded by some observers as an example of the putative, highly disputed "chopper-scraper pre-projectile point" stage in American archaeology (Krieger 1962). However, this concept, much discussed in the archaeological literature of the era, finds little favor at the present time.

In an effort to obtain more reliable data concerning the Farmington Complex, Heizer collected samples for radiocarbon assay from the Farmington locality, near CA-STA-000044. The samples yielded dates of  $1660 \pm 220$  years: AD 290 (UCLA-133) and  $1170 \pm 70$ : AD 780 (UCLA-132). In his judgment these dates were much too recent to support the "pre-projectile point" construct, and in Heizer's view these dates effectively retired the "Farmington Complex" from its ascribed role as an early cultural manifestation. However, these dates in fact may not actually pertain to the alleged complex, a view held by Heizer at a later date (Heizer and Whipple 1971:141) and acceded to by Ritter et al. (1976:121-130).

Treganza and Heizer (1953:28-38) subsequently obtained other data pertaining to the Farmington Complex. Their principal conclusion, "that the evidence favors an Anathermal date [7,000 to 5,000 BC] for the crude chert artifacts named the 'Farmington Complex'," might prove to be closer to the mark than is widely credited--if the deeply buried finds at Site CA-CAL-629/630 (located near the Farmington area) are as old as they are purported to be (Pryor and Weisman 1991:159-191).

In 1973 Ritter et al. (1976:334-341) conducted backhoe tests at CA-STA-45, near the locus where Heizer obtained his radiocarbon samples, and recovered additional material for a radiocarbon assay, yielding a date of  $1195 \pm 75$  years: AD 780 (Gak-4088), a date also regarded as "too late." Ritter et al. considered that "age estimates based on geoantiquity are more likely valid." In 1973 the present author and his students began a series of excavations at CA-STA-44, reported in part by Nelson (1984).

Further excavations in Stanislaus County are limited to minor tests, although Decater (1985) partially excavated site CA-STA-167/H at Knights Ferry (located upstream along the Stanislaus River from the subject project), recovering several inhumations and artifacts which suggested that the site "has been the location of human activities for over 2500 years and may date to as much as 3000 years BP . . ." Decater believed that the site exhibited evidence of "three, possibly four prehistoric occupations and Native American and Euroamerican historic use."

Recent cultural resources investigations in the general vicinity of the project area in eastern Oakdale include survey for the proposed SR-120 Oakdale Bypass project

alternatives (Hall et al. 1994) and the North County Corridor Environmental Constraints Analysis (Waechter and Bunse 2007). Numerous water conveyance features and local ranches were recorded as a result of these investigations, but no survey was conducted within the project area.

### **Ethnographic Background**

The project area is situated on the west edge of the Central Valley, a region occupied during prehistoric times primarily by the Northern Valley Yokuts. Many areas were probably shared with their Miwok neighbors, rather than being formally "claimed" by one tribe or another. Ownership of land might not have been formalized, although Powers (1877:320) suggests that geographic boundaries were recognized by the Yokuts, and perhaps as well by the Miwok, their neighbors to the east. At the present time it is difficult to determine exact tribal boundaries. Kroeber (1925; Figure 37) places the Yokuts-Miwok boundary almost exactly along the edge of the oak forest and Sierra Nevada foothills, the boundary passing very close to present-day La Grange.

**Yokuts.** The Yokuts occupied an area extending from the crest of the Coast (Diablo) Ranges east into the foothills of the Sierra Nevada, north to the American River, and south to the upper San Joaquin River. Principal ethnographic sources for the Yokuts include Kroeber (1925), Latta (1949, 1977), Powers (1877), and Wallace (1978:462-470).

The Yokuts made flaked stone tools of chert and other varieties of cryptocrystalline toolstone, and used obsidian as well, which they obtained from neighboring eastern tribes through trade (Earle and Ericson 1977). They also made pottery, which Kroeber describes as characterized by its "excessive crudeness." He notes that there is no evidence of making pottery by coiling: apparently it was made simply by smoothing or pressing a lump of clay into the desired shape. The Yokuts constructed at least five types of dwellings, including the mat-covered gabled *kawi*, a communal dwelling. Another house structure was a wedge-shaped tule house in which each family had separate quarters. The middle plains tribes constructed small tule houses, elliptical or oblong in shape, with rounded ends. Another type of winter house was the *te*, built of tule. Bark house called *samish* were also constructed by the Yokuts (Latta 1977). Shades were built with a flat roof supported by posts. Sweathouses were made by digging a pit, over which was a pole and hide structure covered with earth.

**Discussion:** Regrettably, by the time that scholars such as Kroeber, Latta, Merriam, and others attempted to obtain detailed ethnographic information pertaining to the Yokuts, those who could have provided it had passed away. It is evident that the earliest ethnographic documentation (Powers 1877), the comprehensive ethnographic data obtained by Kroeber (1925), local information gathered by Latta (1949, 1977), and the synthesis produced by Wallace (1978) collectively do not provide sufficient detail to enable identification of ethnographic village sites that might be found in a given project area. From the archaeological point of view, the ethnographic literature suggests that

imperishable features and artifacts such as house floors, bedrock milling stations, portable milling implements, certain flaked stone tools, pottery or baked clay objects, and other remains that could pertain to Yokuts occupation might be found during cultural resource surface inspection of project area within their former territory.

Destruction of Native American tribal cultures in the Central Valley from 1776 onward is discussed by Cook (1943, 1955, 1960, 1962), Leonard (1928), Heizer (1974), Heizer and Almquist (1971), Holterman (1970), and Hurtado (1988).

### **Regional Historic Context**

The history of the Sierra Nevada and the west slope of the range is summarized by Farquhar (1965). The Spanish discovered--or at least sighted--the Sierra Nevada in 1772, when Captain Pedro Fages explored the Central Valley as far northeast as the confluence of the San Joaquin and Sacramento rivers. The Sierra Nevada was extensively explored during the course of Euroamerican colonization of the American West. The first American party to cross the Sierra Nevada, led by Jedediah Smith, trekked eastward from the Central Valley in 1827 and surmounted the range near Ebbetts Pass (Morgan 1953). The Sierra Nevada was crossed from east to west in 1833 by the Walker party, and the first group of emigrants headed for California, the Bartleson-Bidwell party, crossed the range in 1841.

The major invasion of the Sierra Nevada and its western foothills did not occur, of course, until 1848, following discovery of gold in the tail-race at Sutter's Mill near Coloma. Overnight, the flow of California-bound emigrants grew from trickle to flood (Holliday 1981). Farquhar (1965:65) remarks that, "from 2000 Americans in California at the beginning of 1848, the number grew to 53,000 by the close of 1849." The massive invasion of the Mother Lode region, and subsequently the Central Valley, by rapacious miners resulted in wholesale destruction of the traditional cultures of most of the Native Americans who occupied the region. By 1900, a mere seventy years after the Sierra Nevada was crossed by Jedediah Smith, the resources of the west slope of the range were being exploited by miners, hunters, sheep herders, loggers and many others, and at the same time the Central Valley was well on its way to becoming the intensively settled, highly productive agricultural region that it is today.

### **Local Historic Context**

The history of Stanislaus County has been discussed by several authors, including Branch (1881), Brotherton (1979, 1982), Elias (1924), Gooch (1988), Gudde and Gudde (1975), Hoover et al. (1958, 1966), Ruppel (1946), and Tinkham (1921). One of the major factors contributing to early settlement of Stanislaus County was the creation of Spanish Land Grants. Five were awarded in the present-day county between 1843 and 1846: most were near the San Joaquin River or just east of it. The grants usually covered extensive areas: for example, the 26,660-acre *Orestimba Rancho* subsumed portions of both Stanislaus



and Merced counties. Another rancho was the grant known as *Rancheria del Rio Estanislao*, located in Stanislaus and Calaveras counties, granted in 1843 to Francisco Rico and Jose Antonio Castro, claimants of 48,887 acres; patented January 31, 1863. The *Estanislao* (or Thompson's grant), which occupied parts of San Joaquin and Stanislaus counties near Oakdale, consisted of eight leagues granted in 1846 to A. B. Thompson, who claimed 35,533 acres (Cowan 1956:35). The subject project area lies within the former *Estanislao* grant. The history of the grant is presented by Ruppel (1946).

About the same time that the Spanish land grants were established, gold was discovered at Sutter's sawmill, and this epochal event affected the entire future of the Sierra Nevada, the Central Valley, and indeed, that of the entire State of California and eventually, the American West. James Marshall found gold at Sutter's Mill near Colusa, January 24, 1848. By June news of the find had spread throughout California and most of the United States. Nearby cities, such as San Jose and San Francisco, were virtually deserted as gold-seekers headed for the Sierra Nevada and the fabulous Mother Lode. An indirect result of the gold rush was permanent occupation of parts of the Central Valley by ferry operators, storekeepers, and eventually stockmen and farmers, who provided supplies for the hordes of prospectors. There were seven landings along the Stanislaus River and nine ferries, most of which sprang up quickly to serve the Sierra-bound gold-seekers, but disappeared just as rapidly when the gold rush waned. Some of the early day settlements, however, such as Oakdale, La Grange, Waterford and Knights Ferry, survive to the present day (Brotherton 1982; MacMullen 1944; Magruder 1950).

The expansion of Euroamericans into interior California and the Mother Lode region was phenomenal. For example, by 1852 the Euroamerican population of Tuolumne County was 17,657 persons, most of whom were miners. By the 1850s people living in the Central Valley discovered that they could do very well supplying the mining camps with meat and other products, rather than searching for the elusive metal weight. Sheep, cattle, horses, and pigs were introduced in the Central Valley early-on, when the missions were secularized. According to Tinkham (1921:52) in 1855 there were 1,210 horses in the Stanislaus region; by 1871 there were over 100,000. Sheep increased from 3,747 to 170,000 during the same period (Gooch 1988).

In the 1860s natural disasters began to play havoc with the livestock industry. Thousands of sheep and cattle drown in the disastrous floods of 1862, and in 1863 disease attacked the sheep; thousands more died in 1864 due to drought. By 1865, the American Civil War and other world-wide events created a demand for grain, and many cattle and sheepmen switched to wheat farming, which in turn required efficient transportation to bring the wheat to markets. By 1900 three major railroad lines ran through the Central Valley, the routes of which are reflected in contemporary patterns of settlement.

The key to successful intensive agriculture in the Central Valley was of course a means of controlling the disastrous floods and mitigating the effects of dry seasons. Both goals could be accomplished by impounding water and gradually releasing it on a

controlled, year-round basis (Elias 1924). The move toward irrigation began in 1871; by 1897 the Turlock Irrigation District was founded (Hohenthal 1972). Intensive agriculture resulted in leveling and irrigation of land that was formerly untouched. A direct and unfortunate consequence of extensive farming and construction of levees was the destruction of numerous Native American village sites, many of which were located near major rivers (Rolen 1981). The rapid expansion of agriculture was not, of course, preceded by archaeological investigations; therefore the damage to the cultural heritage of the Central Valley was enormous and irredeemable. At this writing the only major concentrations of archaeological sites in the Central Valley that have survived the period of agricultural intensification are those located along either side of the valley, in the foothills of the Sierra Nevada or the eastern Coast Ranges. Many sites were destroyed by deep rip-plowing, accelerated by development of the Fresno scraper, and in Stockton, by the Holt tractor (eventually Caterpillar tractor), the Letourneau scraper, and other increasingly efficient earth-moving, excavating, and agricultural machinery (Wood and Covello 1977). Early day transportation featured stage roads (Brotherton 1982; Marcy 1859).

Bureau of Land Management General Land Office (GLO) Records indicate that historic landowners on or near the project area in the 1870s included, George W. and Preston Lancaster. The 1853-1854 edition of the GLO Plat for T2S R11E (Sheet No. 44-118) does not show any historic features, but portions of the project area had already been sectioned into parcels of various acreages. The Official Map of the County of Stanislaus (dated 1906) references M. Byrum as the landowner of the project area at that time.

The Oakdale Irrigation District (OID) was organized in 1909, in cooperation with the South San Joaquin Irrigation (Oakdale Irrigation District 2008). Portions of both of these water storage and distribution facilities are located within the APE of the proposed LRPP. The Gray Pipeline Turnout is discussed in reference to the Oakdale Irrigation District Water Resources History of OID (2008):

**Gray Pipeline Turnout:** The Gray Pipeline Turnout is located about 3 miles below Cashman Dam. Inflow is controlled with a manually operated 30-inch Waterman gate. Flow measurements using this gate position is likely not reliable if there is varying water level in the pipeline on the downstream side of the gate. Variable main canal levels would also cause uncontrolled flow changes at this turnout.

During the 1970s, increasing concern regarding urbanization of agricultural land resulted in preparation of Master Plans for California counties. The major objective of the Stanislaus County Master Plan is to protect prime agricultural land from inclusion in rapidly expanding urban and residential development. In Stanislaus County, for example, zones of "urban transition" have been identified around nine population centers. These zones are intended to accommodate residential expansion. While the population within these zones will increase, it is desired that populations in the agricultural zones will decrease, protecting these zones from further development. A recent trend is the

development of "instant cities"--planned communities intended to house the influx of people leaving expensive, overcrowded Bay Area communities.

### **Part 5: Training and Experience of the Archaeological Surveyor**

The author of the report meets and exceeds the Secretary of the Interior's Standard for Archaeology and Historic Archaeology (Appendix B).

### **Part 6: Survey Methods and Procedures**

#### **Research Design**

##### **Introduction**

Research designs in cultural resources investigations and management invoke formal, systematic procedures, the purpose of which is to direct and guide the conduct and outcome of programmed archaeological investigations. Research designs have several objectives, among which are to ensure that the results of investigations will be scientifically valid, and to verify that the proposed research or investigations will be conducted in an efficient, timely and cost-effective manner. The process of archaeological research is controlled and guided by the research design to integrate theory, method, data acquisition and interpretation (Binford 1964:425-441; Brim and Spain 1974; Fowler 1982:1-50; State of California, State of California, Department of Transportation n. d., Watson et al. 1971).

The relevant elements of research designs pertaining to archaeological survey projects subsume numerous theoretical and methodological considerations that guide the proposed research and organize the operations undertaken to carry out the research. The principal theoretical orientation pertaining to field research conducted in respect to the present project is the concept of project-specific systematic archaeological survey, the permutations of which are discussed by Banning (2002), Banning et al. (2006), Collins and Molyneaux (2003), Hester et al. (1997), King (1978), Napton (1981), South (1977), and Thomas (1989).

##### **Research Objectives**

The principal objectives of cultural resources survey of the project area were (1) to ascertain whether significant archaeological or historical cultural resources are present within the APE of the project; (2) locate and record the resources; (3) assess their potential significance; and (4) present management recommendations pursuant to their preservation, in order to ensure that cultural resources will not suffer adverse impacts as a result of the proposed undertaking.

Impacts sustained by cultural resources located within the APE of the proposed

project can be manifested as direct results of the proposed undertaking, or can be indirect, resulting, for example, due to increased access to, or use of areas adjacent to the project, or may be cumulative, due to the aggregation of multiple effects.

Basic regional archaeological research objectives and goals pertaining to investigation of cultural resources in seven central valley, foothill, and Sierra Nevada counties have been summarized by Napton (1981). The basic research goals, problem domains and theoretical orientations for further research in the adjacent regions are discussed, and geographical, cultural and temporal aspects requiring intensive research are identified. Existing knowledge pertaining to the project region, research goals, problem domains, proposed test hypotheses, and test implications of proposed hypotheses are considered by Jones and Klar (2007), Moratto (1984), Napton (1981) and State of California Department of Transportation (n. d.).

Problem domains (integrated fields of inquiry) to be addressed in the course of archaeological and historical research in central California, not necessarily in order of priority, include but are not limited to (1) economy and trade relationships, (2) social organization, (3) technology, (4) site locations, (5) group and ethnic interaction and extraregional relationships, (6) demography, (7) environment, (8) cultural chronology, (9) architecture and settlement systems, and (10) cultural process (Kowta 1984:417-431; Moratto 1981; Napton 1988). Research questions for investigation of California agricultural properties and other types of resources are posed by State of California, Department of Transportation (n. d.) and State of California, The Resources Agency, Office of Historic Preservation (1997).

### **Contributing Data Sources**

The principal types of cultural resources likely to be discovered on project areas in California are sites, features, and artifacts of archaeological or historical significance. Archaeological and historical sites are locations manifesting evidence of human activity, usually indicated by the presence, in surface or subsurface contexts, of features, artifacts, and ecofacts; often (but not invariably) occurring on, or in, humanly affected sediment. This type of deposit (an anthropic deposit or "midden") is usually darker in color than the surrounding soil. Anthrosol is rich in calcium, phosphorous, and nitrogen deposited as a result of the accumulation of waste, garbage, and other debris on sites occupied by humans.

Anthropic deposits often contain animal bone, shell, charcoal, and food refuse, as well as flaked, polished, and ground stone tools, and fragments of rocks or baked clay which were heated in campfires and placed in baskets to boil acorn meal. Discarded fragments of cooking stones or baked clay globules are a significant constituent of anthropic deposits at many Native American occupation sites in California (Napton 1981). Anthrosol deposits often contain inhumations consisting of complete or partial skeletons as well as cremations. Individuals were occasionally buried in isolated locations; in some

parts of the Sierra Nevada the remains of the dead were deposited in mortuary caves (Payen and Johnson 1965; Wallace 1951:199-203). Types of cultural resources that could occur on the project area include archaeological sites, features, and artifacts, consisting of but not limited to isolated or associated artifacts such as projectile points, knives, scrapers, awls, hammerstones, lithic debitage, beads, milling implements, potsherds, and baked clay objects; evidence of structural features such as housepits, ceremonial lodges, sweatshouses, and bedrock milling stations; hunting sites, rock art, quarries, trails and subsurface inhumations, caches of artifacts, and other buried remains.

Historical sites, features, artifacts and ecofacts that might be present on agricultural and/or historical properties include buildings, refuse deposits, foundations, farming or mining equipment, blacksmith and machine shops, remains of vineyards or orchards, fences, bridges, survey monuments, graves, settlements of ethnically affiliated groups, vernacular architecture (e.g., tankhouses, windmills), and many other types of historic remains (Schuyler 1978; South 1977).

### **Field Methods**

Direct field survey is undertaken by application of the programmed transect survey method, generally employed to conduct cultural resources surveys in California (Moratto 1984) and elsewhere (King 1978; Thomas 1989). Transect surveys are carried out by formally trained, experienced archaeologists and cultural resources technicians who walk line-abreast, carefully inspecting increments of project tracts, or, as required, the entire project tract (Thomas 1989:228 ff.). Generally, field personnel conduct transects by maintaining intervals of not less than 30 meters between individuals. The principal objective of the transect inspection or survey procedure is to ensure comprehensive cultural resources inspection of the project tract, within the limitations imposed by the fact that cultural resources are often buried or concealed by vegetation, and in view of limited access imposed by environmental or legal constraints.

During the course of search for cultural resources, field personnel are alert to the possible presence of a wide variety of archaeological and historical cultural resources which prefield research and accumulated experience has indicated are likely, or are known, to be present within a project APE. Survey coverage includes but is not limited to Areas of Interest, such as the environs of creek and river drainageways, springs, and other sources of water, and to ridge crests, knolls, and other locations that prefield research, regional field experience, and local environmental factors indicate as being potentially suitable for human occupation or utilization.

Attention is given to Areas of Interest that may contain historical remains, such as barns, windmills, developed springs, rock walls defining pastures or property boundaries, and other cultural features. Natural features, such as outcrops and boulders, are examined in search of bedrock mortar milling cups. Subsurface soil exposed in drainageways, road cuts, rodent burrows, tractor operation, and other locations is

examined, and trowel tests are made in specific locations, but shovel tests or other invasive procedures are not undertaken unless required, as determined on a project-specific basis.

Cultural resources are recorded on forms equivalent to State of California DPR 523. Photographs are taken; field maps of the cultural resources are drafted. Site locations are plotted on U. S. Geological Survey (USGS) quadrangles and, if available, on project-specific maps.

### **Cultural Resources Management Considerations**

Cultural resources found in a project APE are recorded and their significance is assessed, to the extent permitted by the types of data obtained during field survey or reconnaissance, in reference to whether a given cultural resource is considered to be "of significance" pursuant to the criteria of the *National Register of Historic Places* (36 CFR 60.4), and accordingly merits nomination to the National Register; or is "likely to yield information of importance" in reference to the standards of the *California Register of Historical Resources*, 1992; and the *California Environmental Quality Act* (CEQA) of 1970, as amended.

The potential significance or importance of a given cultural resource may also be assessed in reference to the cultural resources elements of appropriate city or county general plans. Evaluation of significance is based on numerous variables, since the terms "significance" and "importance" have many levels of meaning and interpretation, as discussed by Moratto and Kelly (1978:1-30). Recognition for historic properties includes HABS (*Historic American Building Survey*), HAER (*Historic American Engineering Record*), NHL (*National Historical Landmark*), SHL (*State Historical Landmark*), CPHI (*California Point of Historical Interest*), and also various county and city designations (State of California, Office of Historic Preservation 1990, 1997). Management recommendations for mitigation of project impact and preservation of cultural resources, presented on a project-specific basis, may include alternatives or options for implementing the project, while at the same time mitigating or avoiding adverse impact on cultural resources.

All materials obtained during cultural resources investigation of a given project in a seven county region are assigned an accession number by the California State University, Stanislaus, Department of Anthropology, Turlock California. Two copies of each report generated as a result of the cultural resource investigations are distributed to the appropriate Information Center of the Office of Historic Preservation California Historical Resources Information System.

### **Methods of Investigation**

Four principal methods of research and investigation were undertaken in response to the research design and project-specific requirements. The first method was to examine

the literature comprising the principal archaeological, ethnographic and historical data bases for the region and project locality, as set forth in the preceding section of this report. The second method of investigation was to search the records of the California Historical Resources Information System for Stanislaus County, and to obtain information by interviewing knowledgeable persons regarding the cultural history of the project region and locality. The third method of investigation was to contact the Native American Heritage Commission, Sacramento, to request search of their Sacred Lands files and to obtain a current list of Native American organizations and/or individuals to be contacted regarding the proposed project. The fourth method of investigation was to conduct direct field inspection of the subject project.

### **Prefield Background Research**

Prefield background research indicated that the region in which the project tract is situated could have been occupied by Native Americans possibly as early as 2500 B.C., and was occupied by Euroamericans as early as the 1850s. Inspection of the General Land Office (GLO) plat for T2S, R11E, MDM&BL (Sheet Number 44-118 dated 1853-1854) revealed that there were no cultural features on the project area when the township was surveyed. Historic maps consulted at the Central California Information Center indicated that there were buildings within the project area that have since been removed.

### **Direct Field Inspection**

The cultural resources inspection team, consisting of the author of this report and one volunteer assistant, drove, during early December 2017, to the intersection of Orange Blossom and Lancaster roads, and thence to 12919 Lancaster Road, at which point access to the 9.0-acre project is afforded by an unimproved track leading to the former OID control station for the Gray Pipeline. The primary area of interest lies east and west of the access road. Along the north side of the project is one very large oak (*Quercus* sp.) which was almost certainly growing there during the Late Prehistoric Period. Other vegetation observed at the west end of the project area included immature Trees of Heaven; however, most of the vegetation and ground cover had been removed during pre-sale land preparation, which in any case was beneficial for cultural resources inspection, since considerable bare ground was exposed (Figures 3-6). Of interest throughout the project area were numerous sub-spherical cobbles deposited by the nearby Stanislaus River on its secondary terrace where the project is located. Such cobbles often served Native Americans as ready-made food processing implements. Numerous exposed cobbles were examined, but none appeared to have been modified by human agency. The soil of the project area has been identified (cf. Greenfield Sandy Loam, Riverwash, and Terrace Escarpment) (Arkley 1964:38-39, 56, 64).

### **Part 7. Survey Results**

No cultural resources were found within the APE of the proposed LRPP that

would meet the criteria of the California Register of Historic Resources as detailed below.

*California Register of Historical Resources:* On September 27, 1992, Assembly Bill 2881 (Statutes of 1992, Chapter 1075) was signed into law amending the Public Resources Code as it affects historical resources (State of California Office of Historic Preservation 1982, 1998). This legislation, which became effective on January 1, 1993, also created the California Register of Historical Resources (CRHR).

An historical resource must be significant at the local, state or national level under one or more of the following four criteria:

1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States;
2. It is associated with the lives of persons important to local, California or national history;
3. It embodies the distinctive characteristics of a type, period, region or method of construction, or represents the work of a master or possesses high artistic values;
4. It has yielded or has the potential to yield information important to the prehistory or history of the local area, California or the nation.

*Integrity:* All resources nominated for listing on the California Register must have integrity, which is the authenticity of a historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Resources, therefore, must retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling and association. It must also be judged with reference to the particular criteria under which a resource is proposed for eligibility. Alterations over time to a resource or historic changes in its use may themselves have historical, cultural, or architectural significance.

It is possible that historical resources may not retain sufficient integrity to meet the criteria for listing in the National Register, but they may still be eligible for listing in the California Register. A resource that has lost its historic character or appearance may still have sufficient integrity for the California Register if it maintains the potential to yield significant scientific or historical information or specific data.

*Resource Types:* In reference to the California Register, there are several types of resources, including buildings, structures, sites, objects, and districts.



Site: Location of a significant event, a prehistoric or historic occupation or activity, or a building or structure whether standing, ruined or vanished where the location itself possess historical, cultural or archaeological value regardless of the value of any existing building, structure or object. Examples of sites are trails, designed landscapes, battlefields, habitation sites, ceremonial areas, petroglyphs and pictographs.

### **Part 8. Statement of Limiting Conditions**

In the event of fortuitous discovery of archaeological or historical cultural resources in the APE of the proposed project, all activities in the vicinity of the find should be discontinued and a fully qualified professional archaeologist should be promptly notified of the find and requested to assess its potential significance.

In the event of the discovery of human remains, however fragmentary or displaced from their context, the Stanislaus County Coroner and the Native American Heritage Commission, West Sacramento (916-373-3710), are to be notified immediately.

The findings and conclusions presented in this document represent the professional opinions of the writer, but are not rendered as legal opinions. In the event that Native American burials or other cultural resources features are impacted, disturbed, or destroyed as a result of the proposed undertaking, the following is formally stated:

*The writer and his associates are held harmless from any or all liability consequent to or contingent upon initiation of the proposed undertaking, having duly reported the results of formal cultural resources investigations and having rendered recommendations for mitigation of project impact upon potentially affected cultural resources, submitted in the formal context of this report.*

The cultural resources investigations described in this report were performed using the degree of skill and care ordinarily exercised, under similar circumstances, by qualified archaeologists practicing in this or similar localities. No other warranty, expressed or implied, is made as to the findings, conclusions and professional advice presented in this report.

Conditions revealed by subsequent investigations or excavations may vary with findings given in this report. If this occurs, the changed conditions must be evaluated by a professional archaeologist and project designs or requirements adjusted or altered as may be necessary.

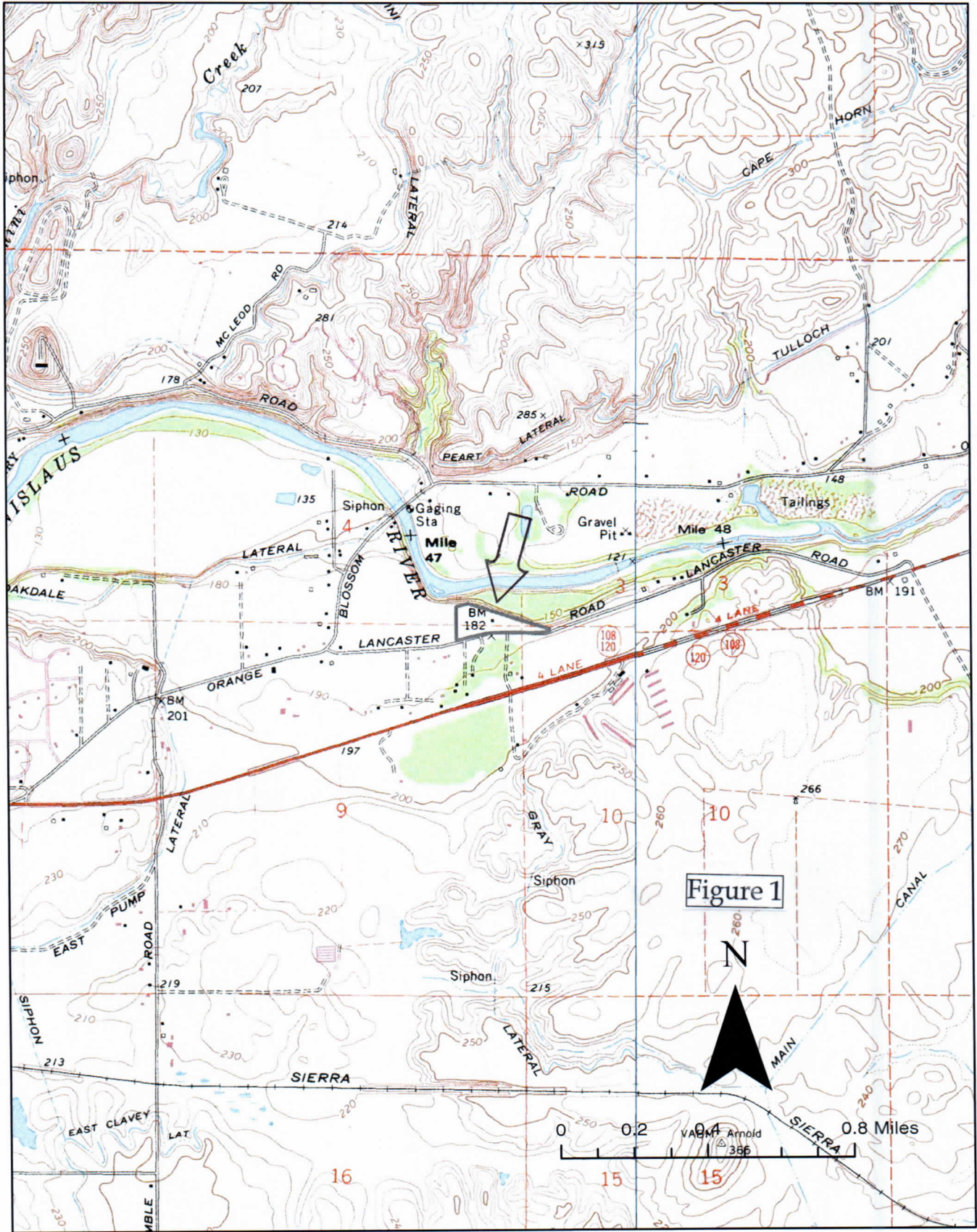
Changes in applicable or appropriate standards may occur from legislation or due to the augmentation of knowledge pertaining to regional prehistory or history. Accordingly, in time the findings presented in this report may be modified or invalidated by changes over which the writer has no control. Therefore, this report is subject to

periodic review and updates as may be necessary.

This report is issued with the understanding that it is the responsibility of the lead agency, owner, developer, and/or project manager to ensure that the recommendations contained herein are made known to the project engineer, construction manager, and appropriate field personnel.

The project area described in this report has been subject to comprehensive cultural resources investigations. Direct field inspection of the area consisted primarily of examination of the surface of the ground to the extent permitted by local terrain and vegetation. The subsurface of the project area was not subjected to systematic or comprehensive examination, but was examined by observation and inspection of existing excavations, road cuts, and other locations where subsurface strata are locally exposed. In view of the fact that it is impossible to inspect in detail all surface environments and subsurface contexts, it must be considered that during land clearing, surface modification, excavation, construction, or initiation of other activities, buried or concealed archaeological or historical cultural resources might be discovered. Such cultural phenomena include but are not limited to archaeological and historical features, artifacts, and other types of potentially significant remains. Isolated or scattered inhumations (burials), caches of artifacts or objects that were lost, discarded or buried, or other remains of cultural resource significance might be found within the project APE. All project contractors and subcontractors should be informed in writing of the possibility that concealed or buried cultural resources could be present in the subsurface context of the project area.

# Project Survey Area, Oakdale USGS 7.5' Quadrangle



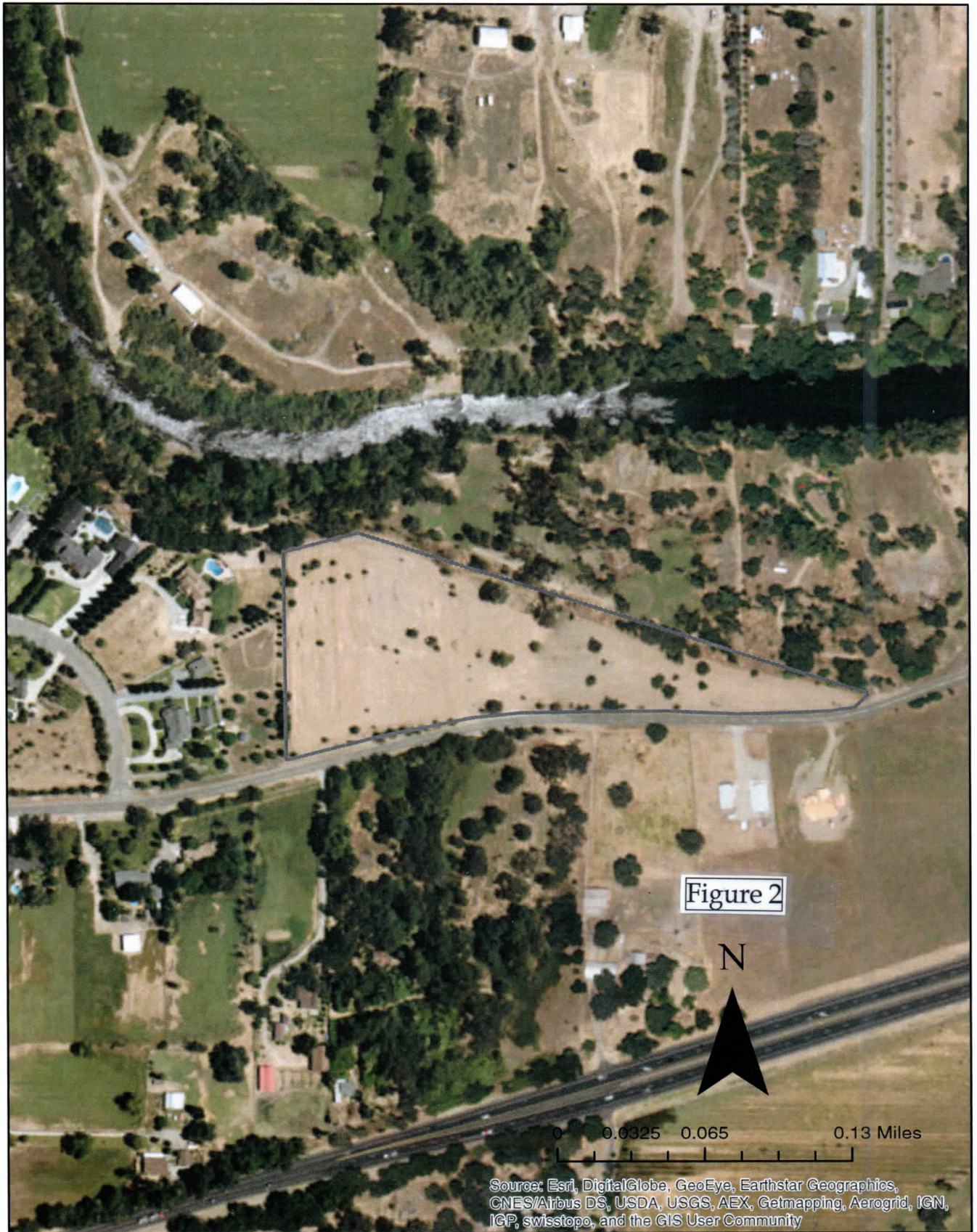




Figure 3: View east showing Dr. Napton in the center of the project area.

Figure 4: View south showing disused Gray Pipeline exposed by recent excavation.





Figure 5: View N85E showing eastern end of the project area.

Figure 6: View N20W showing pedestal with vegetation following removal of topsoil on the northwestern end of the project area.



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Appendix A: Native American Consultation



## Sacred Lands File & Native American Contacts List Request

### NATIVE AMERICAN HERITAGE COMMISSION

1550 Harbor Blvd, Suite 100  
West Sacramento, CA 95501  
(916) 373-3710  
(916) 373-5471 – Fax  
[nahc@nahc.ca.gov](mailto:nahc@nahc.ca.gov)

*Information Below is Required for a Sacred Lands File Search*

Project: Proposed McPhee Parcel Split, 9 Acres, 12919 Lancaster Rd., Oakdale  
County: Stanislaus County

USGS Quadrangle

Name: Oakdale 7.5'

Township: 2S Range: 11E Section(s): Portions of 4, 9 & 10

Company/Firm/Agency:

Dr. L. Kyle Napton, Historical Resources Consultant for Mr. & Mrs. McPhee

Contact Person: Dr. L. K. Napton

Street Address: 2241 Aldersgate Court

City: Turlock Zip: 95382

Phone: 209-632-6257 Extension: or 209-667-3060

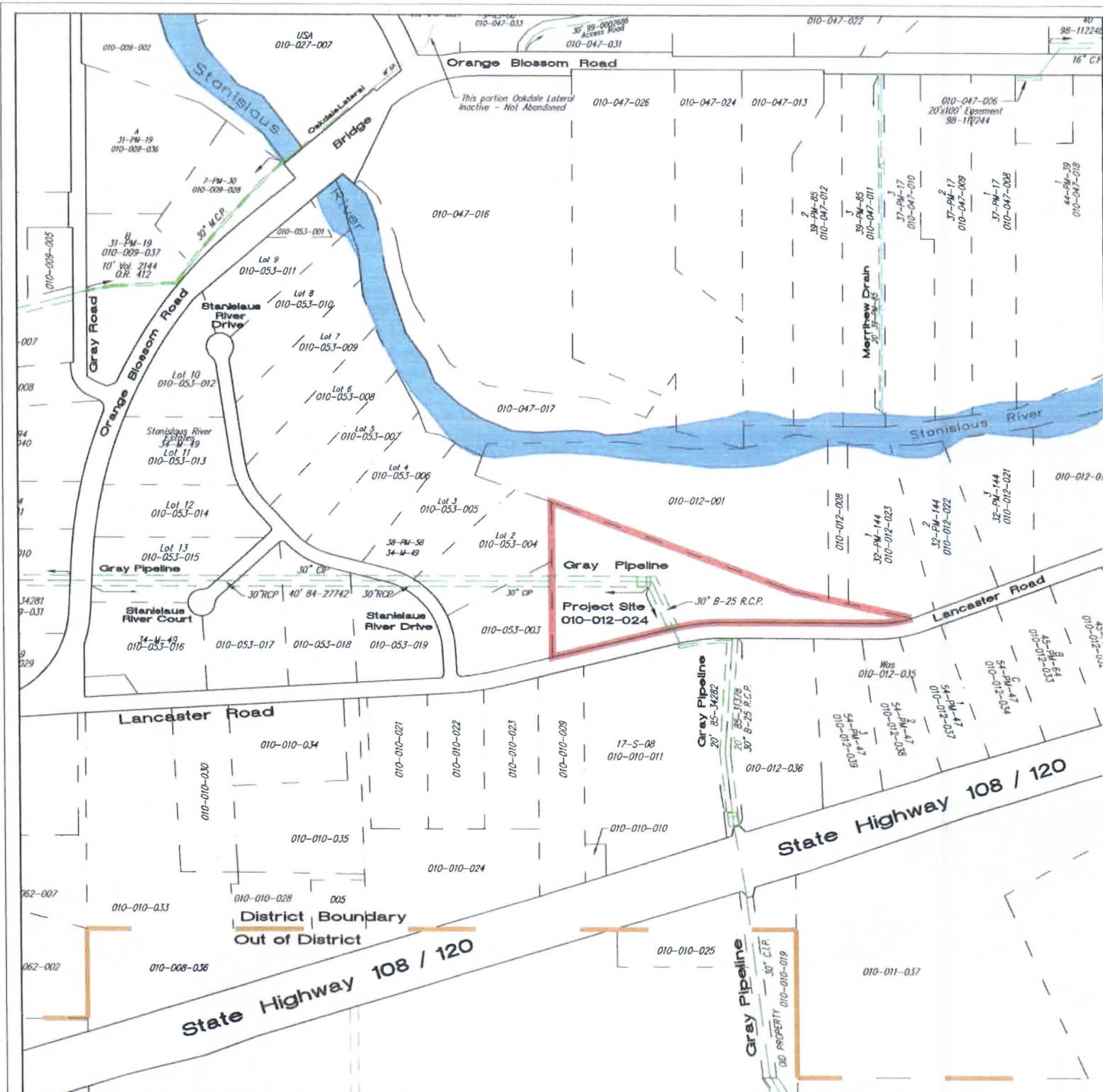
Fax: NA

Email: lewandelizabeth@netzero.net

Project Description:

Proposed 9-acre parcel split into three parcels of ca. 3 acres each in the Rural Residential zoning district at 12919 Lancaster Road, APN 010-012-024

Project Location Map is attached



OAKDALE IRRIGATION DISTRICT  
 1205 EAST F STREET  
 OAKDALE CALIFORNIA 95361

PROJECT SITE MAP  
 APN: 010-012-024



DATE: NOV. 15, 2017  
 DRAWN BY: CMK  
 CHECKED BY: ECT

PARCEL MAP REVIEW

NOT TO SCALE  
 SHEET 1 of 1

Appendix B: Qualifications of Principal Investigator

## L. Kyle Napton, Ph. D.

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Historical Resources Consultant - 2241 Aldersgate Court, Turlock, CA 95382 209-667-3060/632-6257  
lewandelizabeth@netzero.net

### **QUALIFICATIONS OF L. KYLE NAPTON, PH. D.**

#### **Experience**

Professor of Archaeology, specialization historical resource management; current status, Historical Resources Consultant; Emeritus Professor, Special Consultant, California State University, Stanislaus, Turlock, CA Director, Institute for Archaeological Research, 1974-2005; Past Coordinator, Central California Information Center (Alpine, Calaveras, Mariposa, Merced, San Joaquin, Stanislaus and Tuolumne Counties), California Historical Resources Information System (1975-1991)

#### **Projects Completed For**

Completed over 500 reports for cultural resource management projects prepared for state, federal and local agencies, including (but not limited to) the following:

U.S. Forest Service, Stanislaus National Forest and Sequoia National Forest, CA; Toiyabe National Forest, CA and NV  
National Park Service, Yosemite and Sequoia-Kings Canyon National Park; Bureau of Indian Affairs, Southern California Indian Reservation Surveys  
Bureau of Land Management, Folsom District, CA; Carson City District, NV; Phoenix District, AZ  
CAL FIRE, Department of Forestry and Fire Protection, Sacramento, CA  
Numerous local private, county and state agencies.

#### **Education**

Doctor of Philosophy, University of California, Berkeley, 1970; Master of Arts, University of Montana, Missoula, 1965

#### **Professional Affiliations**

Society for California Archaeology, Society for American Archaeology, Australian Archaeological Association, Register of Professional Archaeologists (ROPA) (formerly the Society of Professional Archaeologists/SOPA), Meets the Secretary of the Interior's Standards for Archaeology (Prehistoric and Historic) and History (listed on the *CHRIS Statewide Referral List for Historical Resources Consultants* list under Archaeology and History)

#### **Field Experience**

Historical resource management projects in California, Arizona, Nevada, Montana, Mexico, Australia, Africa



Stanislaus County
Planning and Community Development

Mitigation Monitoring and Reporting Program

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

June 4, 2018

- 1. Project title and location: Parcel Map Application No. PLN2017-0112 – Jeff and Lisa McPhee
12919 Lancaster Road, south of the Stanislaus River, east of Stanislaus River Drive, in the Oakdale area. APN: 010-012-040
2. Project Applicant name and address: Jeff and Lisa McPhee
P.O Box 2094
Oakdale, CA 95361
3. Person Responsible for Implementing Mitigation Program (Applicant Representative): Stanislaus County Department of Planning and Community Development
4. Contact person at County: Jeremy Ballard, Associate Planner (209) 525-6330

MITIGATION MEASURES AND MONITORING PROGRAM:

List all Mitigation Measures by topic as identified in the Mitigated Negative Declaration and complete the form for each measure.

IV – Biological Resources

No.1 Prior to any construction or earthmoving activity for residential development, a pre-construction survey shall be conducted by a qualified biologist if work will take place between February 1st and August 31st. If active nests are found within the survey area, vegetation removal shall be delayed until the biologist determines nesting is complete.

- Who Implements the Measure: Applicant
When should the measure be implemented: Prior to issuance of a building permit for a single-family dwelling
When should it be completed: At time of permit issuance
Who verifies compliance: Stanislaus County Planning and Community Development Department
Other Responsible Agencies: CA Department of Fish & Wildlife

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

Signature on file.
Person Responsible for Implementing Mitigation Program

June 4, 2018
Date

## MITIGATED NEGATIVE DECLARATION

**NAME OF PROJECT:** Parcel Map Application No. PLN2017-0112 – Jeff and Lisa McPhee

**LOCATION OF PROJECT:** 12919 Lancaster Road, south of the Stanislaus River, east of Stanislaus River Drive, in the Oakdale area. APN: 010-012-040

**PROJECT DEVELOPER:** Jeff and Lisa McPhee  
P.O Box 2094  
Oakdale, CA 95361

**DESCRIPTION OF PROJECT:** Request to subdivide a 9 gross acre parcel into three parcels of 3 gross acres each in the Rural Residential (R-A) zoning district.

Based upon the Initial Study, dated **June 4, 2018**, the Environmental Coordinator finds as follows:

1. This project does not have the potential to degrade the quality of the environment, nor to curtail the diversity of the environment.
2. This project will not have a detrimental effect upon either short-term or long-term environmental goals.
3. This project will not have impacts which are individually limited but cumulatively considerable.
4. This project will not have environmental impacts which will cause substantial adverse effects upon human beings, either directly or indirectly.

The aforementioned findings are contingent upon the following mitigation measures (if indicated) which shall be incorporated into this project:

### IV – Biological Resources

No.1 Prior to any construction or earthmoving activity for residential development, a pre-construction survey shall be conducted by a qualified biologist if work will take place between February 1st and August 31st. If active nests are found within the survey area, vegetation removal shall be delayed until the biologist determines nesting is complete.

The Initial Study and other environmental documents are available for public review at the Department of Planning and Community Development, 1010 10th Street, Suite 3400, Modesto, California.

Initial Study prepared by: Jeremy Ballard, Associate Planner

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

(I:\PLANNING\STAFF REPORTS\PM2017\PLN2017-0112 - JEFF & LISA MCPHEE\CEQA-30-DAY-REFERRAL\MITIGATED NEGATIVE DECLARATION.DOC)

**SUMMARY OF RESPONSES FOR ENVIRONMENTAL REVIEW REFERRALS**

**PROJECT: PM NO. PLN2017-0112 - JEFF AND LISA MCPHEE**

REFERRED TO:	RESPONDED			RESPONSE			MITIGATION MEASURES		CONDITIONS			
	2 WK	30 DAY	PUBLIC HEARING NOTICE	YES	NO	WILL NOT HAVE SIGNIFICANT IMPACT	MAY HAVE SIGNIFICANT IMPACT	NO COMMENT NON CEQA	YES	NO	YES	NO
CA DEPT OF FISH & WILDLIFE	X	X	X		X							
CA DEPT OF 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				X		X		X
CA STATE LANDS COMMISSION	X				X							
COOPERATIVE EXTENSION	X	X	X		X							
FIRE PROTECTION DIST: OAKDALE RURAL	X	X	X		X							
HOSPITAL DISTRICT: OAK VALLEY	X	X	X		X							
IRRIGATION DISTRICT: OID	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							
SCHOOL DISTRICT 1: OAKDALE JOINT	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			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							
StanCOG	X	X	X		X							
STANISLAUS FIRE PREVENTION BUREAU	X	X	X		X							
STANISLAUS LAFCO	X	X	X		X							
SURROUNDING LAND OWNERS		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							