

# STANISLAUS COUNTY PLANNING COMMISSION

October 18, 2018

## STAFF REPORT

### VESTING TENTATIVE PARCEL MAP APPLICATION NO. PLN2017-0103 MOUNTAIN VIEW FIELDS, LLC – W. FULKERTH ROAD

**REQUEST: TO SUBDIVIDE AN 80± GROSS ACRE PARCEL INTO TWO 40± GROSS ACRE PARCELS IN THE A-2-40 (GENERAL AGRICULTURE) ZONING DISTRICT.**

#### APPLICATION INFORMATION

Applicant:	Mountain View Fields, LLC
Property owner:	Mountain View Fields, LLC (Daniel & Bonnie Lamb)
Agent:	Dave Skidmore, Gregg & Associates
Location:	2790 W. Fulkerth Road, on the south side of W. Fulkerth Road, north of W. Main Street between Vivian and S. Carpenter Roads, southwest of the City of Ceres.
Section, Township, Range:	13-5-8
Supervisory District:	Two (Supervisor Chiesa)
Assessor's Parcel:	022-004-005
Referrals:	See Exhibit F Environmental Review Referrals
Area of Parcel(s):	Proposed Parcels 1 & 2: 40± gross acres each
Water Supply:	Private well
Sewage Disposal:	Private septic
Existing Zoning:	A-2-40 (General Agriculture)
General Plan Designation:	AG (Agriculture)
Sphere of Influence:	N/A
Community Plan Designation:	N/A
Williamson Act Contract No.:	2017-0006
Environmental Review:	Negative Declaration
Present Land Use:	Flood irrigated crop land with four single- family dwellings, a detached carport, storage structures, shop buildings, and pole barns.
Surrounding Land Use:	Scattered single-family dwellings in all directions; a dairy and forage/crops to east; forage and crops to south; row crops and fallow to west; and row/forage crops and a dairy to the north.

#### RECOMMENDATION

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

## **PROJECT DESCRIPTION**

The project is a request to subdivide an 80± gross acre parcel into two 40± gross acre parcels in the A-2-40 (General Agriculture) zoning district for estate planning purposes. Proposed Parcel 1 will take access off of County-maintained West Fulkerth Road. Proposed Parcel 2 will access West Fulkerth Road via a proposed 30-foot-wide ingress-egress access easement on Parcel 1. A 30-foot-wide irrigation easement is proposed along the southern property line. The subject Parcel Map application has a vested date of May 31, 2018.

## **SITE DESCRIPTION**

The 80± acre site is located on the south side of West Fulkerth Road, north of West Main Street between Vivian and South Carpenter Roads, east of the City of Patterson and the San Joaquin River. The site is relatively flat and consists of flood-irrigated crop land. Flood irrigation is provided via surface irrigation water from an existing Turlock Irrigation District (TID) pipeline along the eastern property line. There are three domestic wells and five private septic systems serving the existing on-site residences. There are four dwellings and several agricultural and residential accessory structures on the property.

The property also contains a braided channel of the San Joaquin River along the southwest area of Proposed Parcel 2. A seasonal pond approximately ½ acre in size occurs in the western portion of Proposed Parcel 1. Another seasonal pond occurs in the middle of Proposed Parcel 2. This southwest half of the project site is reported to be in FEMA Flood Zone A (a special flood hazard area subject to inundation by the 1% annual chance flood). The main portion of the San Joaquin River is located approximately two miles west of the project site.

Surrounding land uses consist of scattered single-family dwellings in all directions; a dairy and forage/crops to east; forage and crops to south; row crops and fallow to west; and row/forage crops and a dairy to the north.

## **ISSUES**

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

The California Department of Fish and Wildlife has identified several special-status species that are known to occur near the project site. State-threatened Swainson's hawk (*Buteo swainsoni*) and endangered tricolor blackbird (*Agelaius tricolor*) have historically used flood-irrigated row crops and fallow fields as foraging and nesting habitats. Condition of approval No. 9 has been added, which requires the developer or owner to consult with the California Department of Fish and Wildlife to determine whether a biologist-conducted survey is required prior to any construction or ground disturbing activities conducted in or within 15 feet of the braided channel and seasonal ponding areas located on the project site.

Currently, Proposed Parcel 2 is developed with three single-family dwellings (one stick-built dwelling and two mobile homes); however, per Stanislaus County Zoning Ordinance Section 21.20.020, only two dwellings shall be permitted per parcel. Condition of approval No. 10 has been added to require that one of the dwellings on proposed Parcel 2 be removed prior to recordation of the parcel map.

## **GENERAL PLAN CONSISTENCY**

The site is currently designated "Agriculture" in the Stanislaus County General Plan. This designation is consistent with, and implemented by, the A-2 (General Agriculture) zoning district. The Agricultural designation recognizes the value and importance of agriculture by acting to

preclude incompatible urban development within agricultural areas. The project site's A-2-40 zoning requires newly-created parcels conform to a minimum parcel size of 40 acres. This application requests parcels of 40 acres which are compliant with the A-2-40 minimum lot size standards.

The project site is currently enrolled in Williamson Act Contract No. 2017-0006. In accordance with both local and state Williamson Act provisions, lands are presumed to be too small to sustain their agricultural use if the lands are less than 40 acres in size in the case of non-prime agricultural land, and 10 acres in size in the case of prime agricultural land; or the subdivision will result in residential development not incidental to the commercial agricultural use of the land. In this case, all proposed parcels are 40 acres in size.

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

- Ninety percent or more of the parcel shall be in production agriculture use with its own on-site irrigation infrastructure and water rights to independently irrigate. For lands which are not irrigated by surface water, on-site irrigation infrastructure may include a self-contained drip or sprinkler irrigation system. Shared off-site infrastructure for drip or sprinkler irrigation systems, such as well pumps and filters, may be allowed provided recorded long-term maintenance agreements and irrevocable access easements to the infrastructure are in place.
- Use of the parcel includes a confined animal facility (such as a commercial dairy, cattle feedlot, or poultry operation) or a commercial aquaculture operation.

Production agriculture is defined as agriculture for the purpose of producing any and all plant and animal commodities for commercial purposes. A "no build" restriction on the construction of any additional residential development on the project site has been added as a condition of approval.

The 30-day project referral/Initial Study was sent to the Department of Conservation (DOC) for review regarding the Williamson Act. To date, Staff has not received any written correspondence from DOC regarding this proposed parcel map.

### **ZONING & SUBDIVISION ORDINANCE CONSISTENCY**

The site is currently zoned A-2-40, which requires a minimum lot size of 40 acres for new parcels. Both proposed parcels meet the minimum parcel size requirement and will have legal and physical access to a County-maintained road.

As discussed previously, the current zoning allows up to two single-family dwellings on each of the proposed parcels. Although no residential construction is being proposed at this time, proposed Parcel 2 is improved with three single-family dwellings. Per Stanislaus County Zoning Ordinance section 21.20.020, only two dwellings shall be permitted per parcel, and as such, condition of approval No. 10 has been added to the project requiring that one of the dwellings on proposed Parcel 2 be removed prior to recording the parcel map.

In accordance with the Williamson Act, proposed parcels will be restricted by zoning to on-site residential development which is incidental to the agricultural use of the land and will not diminish the agricultural production. The Planning Department has instituted a process by which all building permit applications submitted for any new structures (including new single-family dwellings) on

Williamson Act properties must be accompanied by a signed Landowner Statement that verifies compatibility with the Williamson Act contract. The Landowner Statement further acknowledges that, pursuant to AB 1492, severe penalties may arise should the County or the Department of Conservation determine in the future that the structure(s) is in material breach of the contract.

### **ENVIRONMENTAL REVIEW**

Pursuant to the California Environmental Quality Act (CEQA), the proposed project's Initial Study was circulated to all interested parties and responsible agencies for review and comment and no significant issues were raised. (See Exhibit F - *Environmental Review Referrals*.) A Negative Declaration has been prepared for approval prior to action on the map itself as the project will not have a significant effect on the environment. (See Exhibit E - *Negative Declaration*.) Conditions of approval reflecting referral responses have been placed on the project. (See Exhibit C - *Conditions of Approval*.)

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**Note:** Pursuant to California Fish and Game Code Section 711.4, all project applicants subject to the California Environmental Quality Act (CEQA) shall pay a filing fee for each project; therefore, the applicant will further be required to pay **\$2,337.75** 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: Kristen Anaya, Assistant Planner, (209) 525-6330

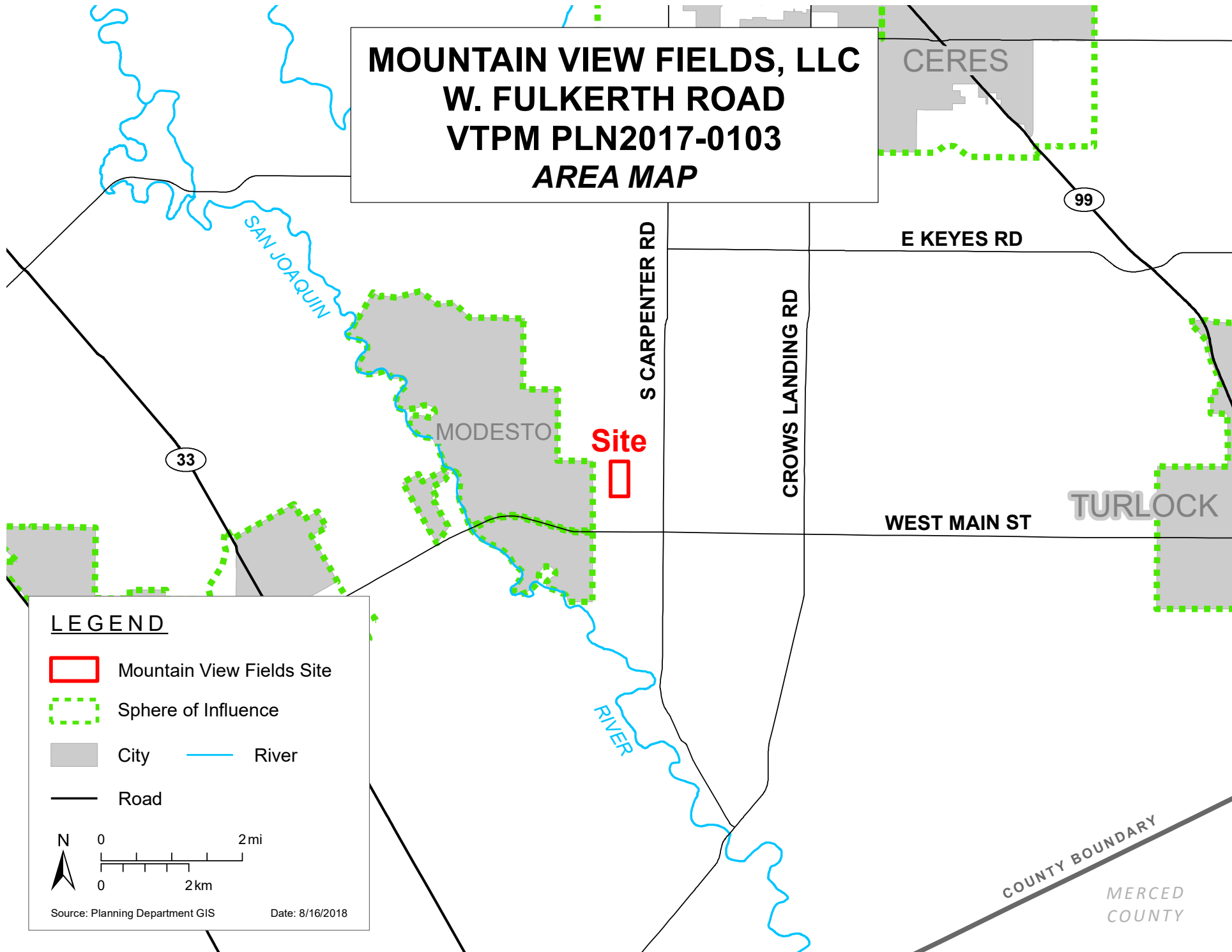
Attachments:

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






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

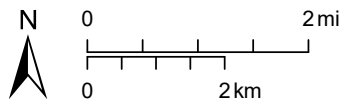
1. Adopt the Negative Declaration pursuant to CEQA Guidelines Section 15074(b), by finding that on the basis of the whole record, including the Initial Study and any comments received, that there is no substantial evidence the project will have a significant effect on the environment and that the Negative Declaration reflects Stanislaus County's independent judgment and analysis.
3. Order the filing of a Notice of Determination with the Stanislaus County Clerk-Recorder pursuant to Public Resources Code Section 21152 and CEQA Guidelines Section 15075.
2. Find that:
  - (a) The proposed map is consistent with applicable general and community plans as specified in Section 65451.
  - (b) The design or improvement of the proposed subdivision is consistent with applicable general and specific plans.
  - (c) The site is physically suitable for the type of development.
  - (d) The site is physically suitable for the proposed density of development.
  - (e) The design of the parcel map or the proposed improvements are not likely to cause 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 subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided and that these will be substantially equivalent to ones previously acquired by the public.
  - (h) The proposed parcel map is consistent with the restrictions and conditions of the existing Williamson Act contract.
  - (i) The proposed parcels of a size suitable to sustain agricultural uses.
  - (j) The proposed parcel map will not result in residential development not incidental to the commercial agricultural use of the land.
  - (k) The project will increase activities in and around the project area, and increase demands for roads and services, thereby requiring dedication and improvements.
4. Approve Vesting Tentative Parcel Map Application No. PLN2017-0103 – Mountain View Fields, LLC – W. Fulkerth Road, subject to the attached conditions of approval.

**MOUNTAIN VIEW FIELDS, LLC  
W. FULKERTH ROAD  
VTPM PLN2017-0103  
AREA MAP**



**LEGEND**

-  Mountain View Fields Site
-  Sphere of Influence
-  City
-  River
-  Road



Source: Planning Department GIS Date: 8/16/2018

9

EXHIBIT B

**MOUNTAIN VIEW FIELDS, LLC  
W. FULKERTH ROAD  
VTPM PLN2017-0103  
GENERAL PLAN MAP**

JENNINGS RD

W MONTE VISTA AVE

AG

VIVIAN RD

AG

W FULKERTH RD

MODESTO

Site

AG

AG


S CARPENTER RD


AG

AG

W WEST MAIN ST

**LEGEND**

 Mountain View Fields Site

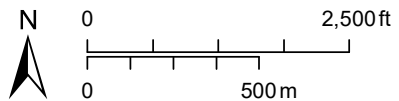
 City of Modesto

 Parcel

 Road

**General Plan**

 Agriculture



Source: Planning Department GIS

Date: 8/16/2018

AG

AG

RUBLE RD

**MOUNTAIN VIEW FIELDS, LLC  
W. FULKERTH ROAD  
VTPM PLN2017-0103  
ZONING MAP**

JENNINGS RD

W MONTE VISTA AVE

A-2-40

A-2-40

VIVIAN RD

A-2-40

W FULKERTH RD

MODESTO

Site

S CARPENTER RD


A-2-40

A-2-40

W WEST MAIN ST

**LEGEND**

 Mountain View Fields Site

 City of Modesto

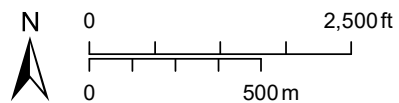
 Sphere of Influence

 Parcel

 Road

**Zoning Designation**

 General Agriculture 40 Acre

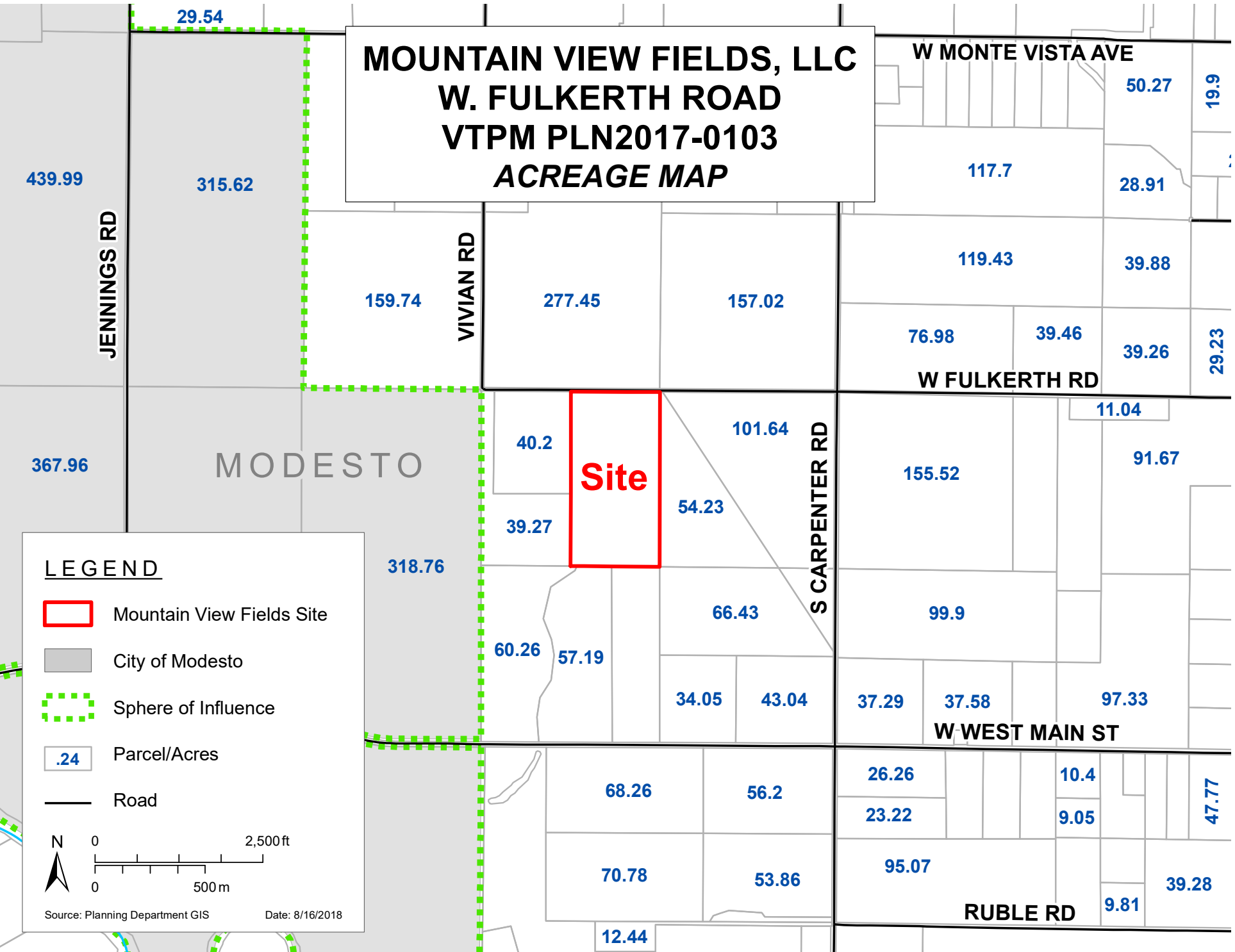


Source: Planning Department GIS

Date: 8/16/2018



**MOUNTAIN VIEW FIELDS, LLC  
W. FULKERTH ROAD  
VTPM PLN2017-0103  
ACREAGE MAP**



**MOUNTAIN VIEW FIELDS, LLC  
W. FULKERTH ROAD  
VTPM PLN2017-0103  
2017 AERIAL AREA MAP**

W MONTE VISTA AVE

JENNINGS RD

VIVIAN RD

W FULKERTH RD

**Site**

S CARPENTER RD

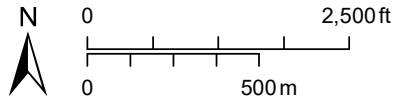
W WEST MAIN ST

RUBLE RD

**LEGEND**

 Mountain View Fields Site

 Road



Source: Planning Department GIS

Date: 8/16/2018


**MOUNTAIN VIEW FIELDS, LLC  
W. FULKERTH ROAD  
VTPM PLN2017-0103  
2017 AERIAL SITE MAP**


VIVIAN RD

W FULKERTH RD

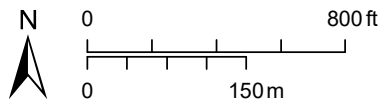
**Site**

**LEGEND**

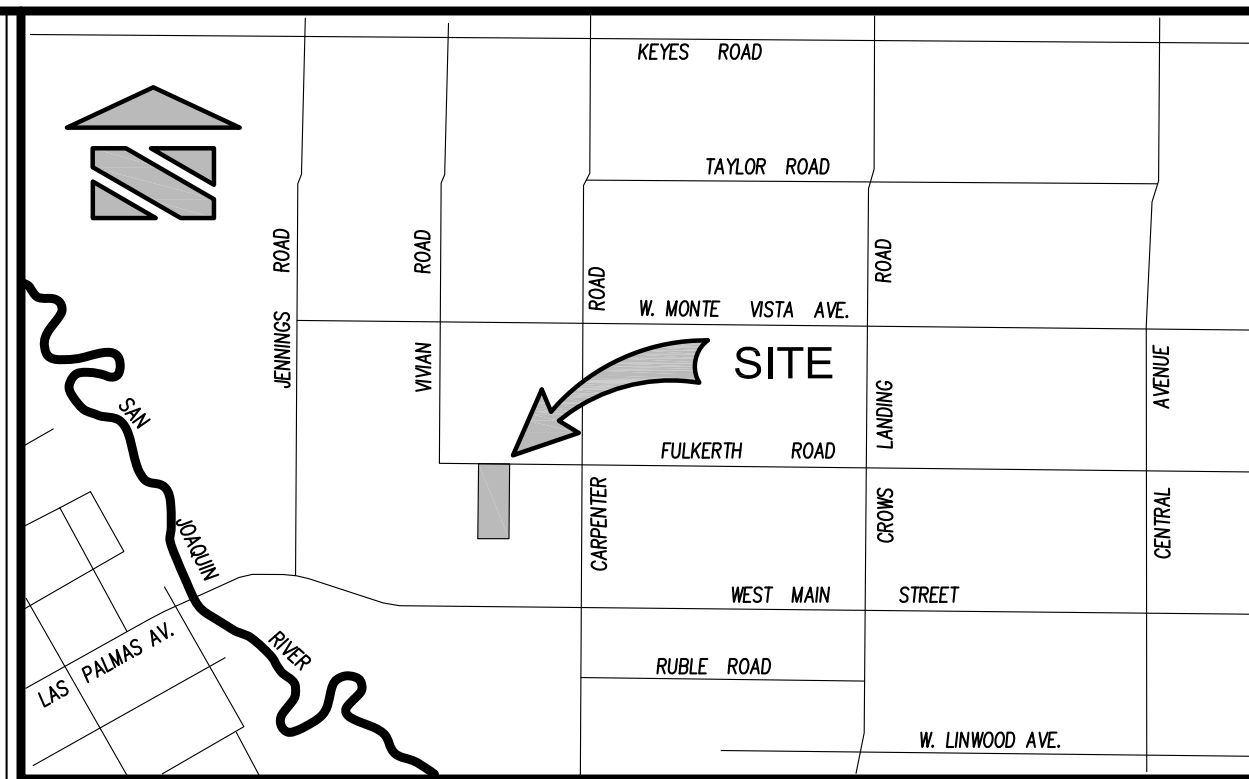
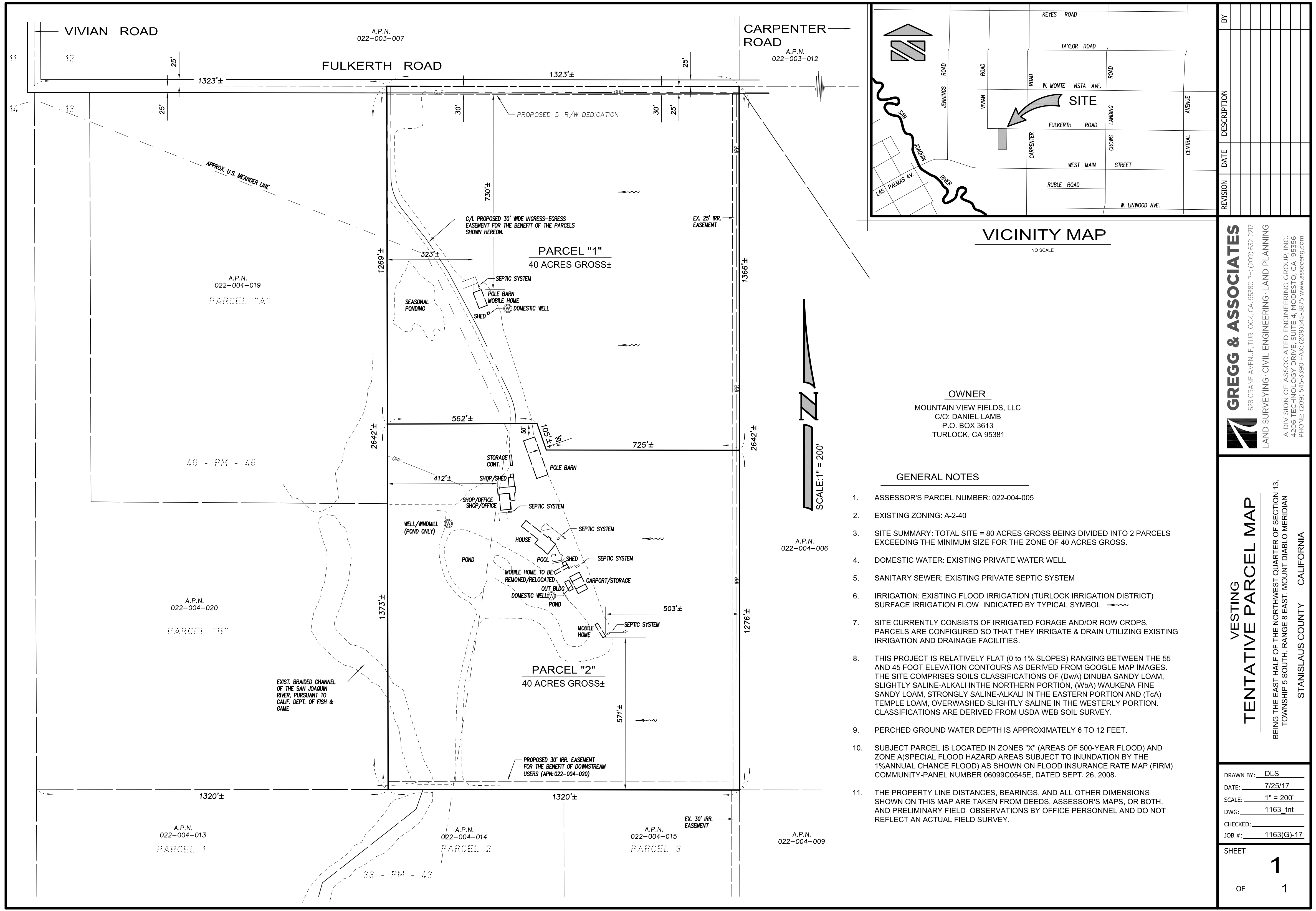
 Mountain View Fields Site

 Sphere of Influence

 Road



Source: Planning Department GIS Date: 8/16/2018



**OWNER**  
MOUNTAIN VIEW FIELDS, LLC  
C/O: DANIEL LAMB  
P.O. BOX 3613  
TURLOCK, CA 95381

**GENERAL NOTES**

- ASSESSOR'S PARCEL NUMBER: 022-004-005
- EXISTING ZONING: A-2-40
- SITE SUMMARY: TOTAL SITE = 80 ACRES GROSS BEING DIVIDED INTO 2 PARCELS EXCEEDING THE MINIMUM SIZE FOR THE ZONE OF 40 ACRES GROSS.
- DOMESTIC WATER: EXISTING PRIVATE WATER WELL
- SANITARY SEWER: EXISTING PRIVATE SEPTIC SYSTEM
- IRRIGATION: EXISTING FLOOD IRRIGATION (TURLOCK IRRIGATION DISTRICT) SURFACE IRRIGATION FLOW INDICATED BY TYPICAL SYMBOL
- SITE CURRENTLY CONSISTS OF IRRIGATED FORAGE AND/OR ROW CROPS. PARCELS ARE CONFIGURED SO THAT THEY IRRIGATE & DRAIN UTILIZING EXISTING IRRIGATION AND DRAINAGE FACILITIES.
- THIS PROJECT IS RELATIVELY FLAT (0 TO 1% SLOPES) RANGING BETWEEN THE 55 AND 45 FOOT ELEVATION CONTOURS AS DERIVED FROM GOOGLE MAP IMAGES. THE SITE COMPRISES SOILS CLASSIFICATIONS OF (DwA) DINUBA SANDY LOAM, SLIGHTLY SALINE-ALKALI IN THE NORTHERN PORTION, (WbA) WAUKENA FINE SANDY LOAM, STRONGLY SALINE-ALKALI IN THE EASTERN PORTION AND (TcA) TEMPLE LOAM, OVERWASHED SLIGHTLY SALINE IN THE WESTERLY PORTION. CLASSIFICATIONS ARE DERIVED FROM USDA WEB SOIL SURVEY.
- PERCHED GROUND WATER DEPTH IS APPROXIMATELY 6 TO 12 FEET.
- SUBJECT PARCEL IS LOCATED IN ZONES "X" (AREAS OF 500-YEAR FLOOD) AND ZONE A (SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY-PANEL NUMBER 06099C0545E, DATED SEPT. 26, 2008.
- THE PROPERTY LINE DISTANCES, BEARINGS, AND ALL OTHER DIMENSIONS SHOWN ON THIS MAP ARE TAKEN FROM DEEDS, ASSESSOR'S MAPS, OR BOTH, AND PRELIMINARY FIELD OBSERVATIONS BY OFFICE PERSONNEL AND DO NOT REFLECT AN ACTUAL FIELD SURVEY.

REVISION	DATE	DESCRIPTION	BY

**GREGG & ASSOCIATES**  
628 CRANE AVENUE, TURLOCK, CA. 95380 PH: (209) 632-2217  
LAND SURVEYING - CIVIL ENGINEERING - LAND PLANNING

A DIVISION OF ASSOCIATED ENGINEERING GROUP, INC.  
4206 TECHNOLOGY DRIVE, SUITE 4, MODESTO, CA. 95356  
PHONE: (209) 545-3390 FAX: (209) 545-3875 WWW.ASSOCENG.COM

**VESTING TENTATIVE PARCEL MAP**

BEING THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 5 SOUTH, RANGE 8 EAST, MOUNT DIABLO MERIDIAN STANISLAUS COUNTY CALIFORNIA

DRAWN BY: DLS  
DATE: 7/25/17  
SCALE: 1" = 200'  
DWG: 1163\_tnt  
CHECKED: \_\_\_\_\_  
JOB #: 1163(G)-17

SHEET **1** OF 1

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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**

### **VESTING TENTATIVE PARCEL MAP APPLICATION NO. 2017-0103 – MOUNTAIN VIEW FIELDS, LLC – W. FULKERTH ROAD**

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

1. Pursuant to Section 711.4 of the California Fish and Game Code (effective January 1, 2018), 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. 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.
5. The recorded parcel map shall contain the following statement:

“All persons purchasing lots within the boundaries of this approved map should be prepared to accept the inconveniences associated with the agricultural operations, such as noise,

odors, flies, dust, or fumes. Stanislaus County has determined that such inconveniences shall not be considered to be a nuisance if agricultural operations are consistent with accepted customs and standards”

6. A "No Build" restriction on the construction of any residential development shall be observed until parcels are no longer enrolled under a Williamson Act Contract or one of the following criteria are met:
  - A. Ninety percent or more of the parcel shall be in production agriculture use with its own on-site irrigation infrastructure and water rights to independently irrigate. For land which is not irrigated by surface water, on-site irrigation infrastructure may include a self-contained drip or sprinkler irrigation system. Shared off-site infrastructure for drip or sprinkler irrigation systems, such as well pumps and filters, may be allowed provided recorded long-term maintenance agreements and irrevocable access easements to the infrastructure are in place; or
  - B. Use of the parcel includes a confined animal facility (such as a commercial dairy, cattle feedlot, or poultry operation) or a commercial aquaculture operation.
7. 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
8. Prior to the issuance of building permits for a dwelling, the owner/developer shall pay a fee of \$339.00 per dwelling to the County Sheriff's Department.
9. Prior to any construction or ground disturbing activities conducted in or within 15 feet of the braided channel or seasonal ponds, the Developer/Owner shall have a qualified biologist conduct a survey of the proposed activity site to determine the presence of protected special-status species of flora and fauna, and identify appropriate protection measures as required by the California Department of Fish and Wildlife.
10. Prior to the recordation of the parcel map, a demolition permit shall be applied for and finalized for the removal of one of the dwelling units on Proposed Parcel 2.

**Department of Public Works**

11. The recorded parcel map shall be prepared by a licensed land surveyor or a registered civil engineer licensed to practice land surveying.
12. All structures not shown on the tentative parcel map shall be removed prior to the parcel map being recorded.
13. Prior to the recording of the parcel map, the new parcels shall be surveyed and fully monumented.
14. Prior to recording the parcel map or offered on the map, Fulkerth Road's frontage shall be offered to Stanislaus County as an Irrevocable Offer of Dedication. Fulkerth Road is classified as a 60-foot-wide Local Road. The required half width of a local road is

30-feet on the parcel's side of the center line of the roadway. The existing right-of-way is 25-feet south of the centerline. The remaining 5-feet south of the centerline shall be dedicated as an Irrevocable Offer of Dedication.

15. All access easements shall be labeled as private and a minimum of 30 feet wide.
16. Prior to the parcel map being recorded, a Notice of a Road Maintenance Agreement shall be executed and recorded or a Homeowner's Association shall be formed. This agreement shall cover the access easement adjoining the parcels being formed by this map. The necessary documents shall be recorded and specify that maintenance of all private access easements and/or roads will be the sole responsibility of the property owners. A copy of the recorded Notice of a Road Maintenance Agreement or Homeowner's Association shall be provided to the Department of Public Works and the Department of Planning and Community Development for review and approval prior to recordation of the map.

#### **Building Permits Division**

17. Building permits are required for any new construction or demolition and the project must conform with the California Code of Regulations, Title 24. Any new construction in the FEMA Flood Zone A area must meet the requirements for new construction within a designated floodway.

#### **Turlock Irrigation District**

18. There is an existing overhead 12kV power line along the west boundary of the parcels. Prior to recording of the parcel map, a 10-foot-wide electrical easement shall be dedicated for this existing power line where it is located along a portion of the west side of the parcels.

#### **Central Valley Regional Water Quality Control Board**

19. Prior to construction, the developer shall be responsible for contacting the California Regional Water Quality Control Board to determine if a "Notice of Intent" (Pursuant to State Water Resources Control Board Order 99-08-DWQ and National Pollutant Discharge Elimination System (NPDES) General Permit No. CAS000002), is necessary, and shall prepare all appropriate documentation, including a Storm Water Pollution Prevention Plan (SWPPP). Once complete, and prior to construction, a copy of the SWPPP shall be submitted to the Stanislaus County Department of Public Works.
20. Prior to construction, the developer shall be responsible for contacting the California Regional Water Quality Control Board to determine if a Phase I and II Municipal Separate Storm Sewer System (MS4) Permit, an Industrial Storm Water General Permit, Clean Water Act Section 404 Permit, Clean Water Act Section 401 Permit, or Waste Discharge Requirement (WDR) permits are required.

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



## CEQA INITIAL STUDY

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

<b>1. Project title:</b>	Vesting Tentative Parcel Map Application No. PLN2017-0103 - Mountain View Fields, LLC - Fulkerth
<b>2. Lead agency name and address:</b>	Stanislaus County 1010 10 <sup>th</sup> Street, Suite 3400 Modesto, CA 95354
<b>3. Contact person and phone number:</b>	Kristen Anaya, Assistant Planner; (209) 525-6330
<b>4. Project location:</b>	2790 W. Fulkerth Road, on the south side of W. Fulkerth Road, north of W. Main Street between Vivian & S. Carpenter Roads, east of the City of Patterson (APN 022-004-005).
<b>5. Project sponsor's name and address:</b>	Dan Lamb, Mountain View Fields, LLC P.O. Box 3613 Turlock, CA 95381
<b>6. General Plan designation:</b>	Agriculture
<b>7. Zoning:</b>	A-2-40 (General Agriculture)
<b>8. Description of project:</b>	<p>Request to subdivide an 80± acre parcel into two 40± acre parcels in the A-2-40 (General Agriculture) zoning district. Proposed Parcel 1 will take access off of County-maintained West Fulkerth Road. Proposed Parcel 2 shall access West Fulkerth Road via a proposed 30-foot wide access and utility easement beginning at the northwest corner of proposed Parcel 1 and ending within the developed area of proposed Parcel 2. An existing 25-foot wide irrigation easement exists adjacent to the entire eastern property line of proposed Parcels 1 and 2. An additional 30-foot wide irrigation easement is proposed along the entire southern property line of proposed Parcel 2 to provide irrigation for the adjoining parcel (APN 022-004-020) to the west. A braided river channel of the San Joaquin River crosses the site at the southwest corner of proposed Parcel 2. A braided channel consists of a network of river channels separated by small, and often temporary, islands called braid bars. Braided streams occur in rivers with low slope and/or large sediment load. Two ponds exist on the project site. A seasonal pond west of the mobile home on proposed Parcel 1 and a larger year-around pond west of the homes on proposed Parcel 2. A well and windmill serve the pond on proposed Parcel 2.</p> <p>The resulting parcels are configured in such a way that existing irrigation and drainage patterns shall remain undisturbed. There exists four dwellings and various residential and agricultural accessory structures on the project site. Once subdivided, a mobile home (served by a private well and septic system), shed, and pole barn (located over the mobile home) will be located on Parcel 1; two mobile homes, a single-family dwelling, carport/storage structure, shed, shed/shop, shop/office, pole barn, out building, and storage container will be located on Parcel 2 and served by a shared well and individual septic systems (office, mobile homes, and dwelling). As per Stanislaus County Zoning Ordinance section 21.20.020, only two homes shall be permitted per parcel, as such, a condition of approval will be added to the project requiring one of the homes on proposed Parcel 2 to be removed or relocated to proposed Parcel 1 prior to recording the final map.</p> <p>The parcel is currently planted in flood-irrigated row crops and is enrolled under Williamson Act Contract No. 2017-0006. The resulting parcels will remain enrolled in the Williamson Act after subdivision.</p>



<p><b>9. Surrounding land uses and setting:</b></p>	<p>Irrigated and dry open land to the west, irrigated row crops to the north, irrigated open land to the east, irrigated row crops to the south</p>
<p><b>10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):</b></p>	<p>Stanislaus County Building Permits, Division Department of Public Works, Turlock Irrigation District, Environmental Resources, California Department of Fish and Wildlife</p>
<p><b>11. Attachments:</b></p>	<p>Maps Central California Information Center Records Search Early Consultation Referral Responses</p>

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

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

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

**DETERMINATION: (To be completed by the Lead Agency)**

On the basis of this initial evaluation:

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

Signature on file.  
 \_\_\_\_\_  
 Prepared by Kristen Anaya, Assistant Planner

August 20, 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 site itself is not considered to be a scenic resource or a unique vista. Community standards generally do not dictate the need or desire for architectural review of agriculture or residential subdivisions. The project site has already been improved with one single-family dwelling, three mobile homes, and various accessory agricultural structures; however, the only development being proposed at this time is the removal of a mobile home on proposed Parcel 2 to insure compliance with Zoning Ordinance §21.20.020 which permits a maximum of two dwellings per parcel. Any further development resulting from this project will be consistent with the existing area's development. A condition of approval will be added to minimize potential impacts from on-site lighting, requiring all exterior lighting to be designed to provide adequate illumination without a glare effect for any future development.

**Mitigation:** None

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

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

<b>d) Result in the loss of forest land or conversion of forest land to non-forest use?</b>				<b>X</b>
<b>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?</b>			<b>X</b>	

**Discussion:** The project site is comprised of one parcel of 80± acres in the A-2-40 (General Agriculture) zoning district and is enrolled in Williamson Act Contract No. 2017-0006. As stated previously, the applicant is proposing to subdivide the existing parcel to create two parcels of 40± acres each. The project site currently consists of rural residential uses, various accessory agricultural structures, flood-irrigated row crops, utilizing Turlock Irrigation District (TID) surface water to irrigate. An existing 25-foot-wide irrigation infrastructure runs north to south along the eastern property line of the project site for the benefit of both proposed parcels. A second easement, 25-foot-wide and running east to west along the southern property line of proposed Parcel 2, is proposed for the benefit of APN: 022-004-020, the adjoining parcel west of the project site.

The project site has been developed with one single-family dwelling, three mobile homes, and multiple agricultural and residential accessory structures. If approved, one mobile home will be located on proposed Parcel 1 and the single-family dwelling and two mobile homes will be located onto proposed Parcel 2; however, per Zoning Ordinance section 21.20.020, only two homes are permitted per parcel. A condition of approval will be placed on the project requiring a demolition permit be obtained and a mobile home removed (as indicated on the proposed parcel map) from proposed Parcel 2 prior to recording of the final map. Proposed Parcel 1 will be able to develop an additional single-family dwelling if approved.

The California Department of Conservation’s Farmland Mapping and Monitoring Program list the project site’s soil as comprised of Prime Farmland, Unique Farmland, Grazing Land, and Vacant or Disturbed Land. According to the United States Department of Agricultural Soil Survey, the soils consist of Dinuba sandy loam, 0 to 1 percent slopes; Hilmar loamy sand, 0 to 1 percent slopes; Temple loam, overwashed, 0 to 1 percent slopes; and Waukena fine sandy loam, 0 to 1 percent slopes. The parcel receives irrigation water from TID and will continue to meet the criteria as Prime Farmland, Unique Farmland, Grazing Land, and Vacant or Disturbed Land if the land division is approved. A condition of approval will be added to the project requiring an irrevocable, reciprocal, irrigation easement and maintenance agreement, and an access and utility easement to be recorded between the two proposed parcels prior to the recording of the final map, if applicable.

If approved, the project will not conflict with any agricultural activities in the area and/or lands enrolled in the Williamson Act, as the resulting parcels will continue to be used for agricultural purposes and meet the minimum parcel size requirements of the A-2-40 zoning district. The proposed parcel map will not convert Prime Farmland or conflict the Williamson Act as the parcels will meet the size and intent of the Williamson Act. A condition of approval will be placed on the project to ensure that 90% or more land remains in agricultural production prior to any further residential development on proposed Parcel 1.

**Mitigation:** None

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

<b>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:</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) Conflict with or obstruct implementation of the applicable air quality plan?</b>			<b>X</b>	
<b>b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?</b>			<b>X</b>	
<b>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)?</b>			<b>X</b>	

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 Act (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 site is improved with a single-family dwelling, three mobile homes, four septic systems, three wells, and various agricultural and residential accessory buildings. If approved, each created parcel will be able to maintain up to two single-family dwellings per parcel. There are not any anticipated significant impacts to air quality as a result of the requested land division.

The project was referred to SJVAPCD as part of the Early Consultation. Any comments resulting from referral of this document shall be added to the project’s Conditions of Approval, if applicable.

**Mitigation:** None

**References:** 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 Brush Lake Quad (3712151) based on the U.S. Geographical Survey topographic quadrangle map series. According to aerial imagery and application materials, there is active flood-irrigated agriculture on the project site and on adjacent parcels to the north, east and south. A braided channel of the San Joaquin River borders the project site to the west, and runs through a small portion of proposed Parcel 2. Based on results from the California Natural Diversity Database (CNDDDB), some special-status species are known to occur near the project site, including State-threatened Swainson’s hawk (*Buteo swainsoni*) and endangered tricolored blackbird (*Agelaius tricolor*).

A referral response received from the California Department of Fish and Wildlife (CDFW) identifies the special-status species discussed above and potentially significant impacts associated with ground-disturbing activities including nest abandonment, reduced nest success, reduced health and vigor of eggs and/or young, and direct mortality impacts as resulting from a loss of foraging habitat. Staff discussed the need for potential mitigation measures with CDFW staff member Jim Vang on May 21, 2018. It was determined that since no construction, besides the removal of a mobile home on proposed Parcel 2, is proposed as a part of this project, a biological survey would not protect the species should development occur in the future. Consequently, it was determined that a biological survey, including recommendations for avoidance or protection of species, would be required and implemented prior to ground-disturbing activities. The project site and adjacent parcels provide foraging and nesting habitats for these species, which are otherwise intensively managed for agriculture, but the project proposal. A condition of approval will be placed on the project requiring a survey by a qualified biologist be conducted and any resulting recommendations implemented prior to any ground-disturbing activities.

**Mitigation:** None

**References:** Referral response dated February 27, 2018, from the California Department of Fish and Wildlife; Phone conversation with CDFW staff member Jim Vang on May 31, 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) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?			X	
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	
d) Disturb any human remains, including those interred outside of formal cemeteries?			X	

**Discussion:** It does not appear this project will result in significant impacts to any archaeological and/or cultural resources, nor is any construction proposed as part of this project; however, an additional dwelling could be constructed on proposed Parcel 1 in accordance with Zoning Ordinance §21.20.020 once the final map has been recorded. A condition of approval will be placed on this project requiring one of the mobile homes be demolished to bring proposed Parcel 2 into compliance with this ordinance. A Records Search, prepared by the Central California Information Center (CCIC) for this project site and APN 022-003-007 (PM No. PLN2017-0102) indicated that no prehistoric and/or historic archaeological resources and/or resources known to have value to local cultural groups were formally reported to the CCIC. Based on existing data, the project site has a moderate to high sensitivity for the possible discovery of prehistoric resources because of the proximity of natural water sources. Historic map data suggests a moderate to high sensitivity for the possible discovery of historic archaeological features and/or artifacts, as well as the possible presence of standing buildings and structures that may be over 45 years old, which could classify them as historical.

A referral response dated February 28, 2018 was received from the Native American Heritage Commission (NAHC), outlining the basic procedures for AB 52 and SB 18, which both require tribal consultation or notification of projects under certain circumstances. This project does not fall under 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 NAHC have contacted the County to request project referrals.

A condition of approval will be placed on the project requiring that if any historical, archaeological, or cultural resources are discovered during project-related activities, all work is to stop and the lead agency and a qualified professional are to be

consulted to determine the importance and appropriate treatment of the find. If Native American remains are found the County Coroner and the Native American Heritage Commission, Sacramento are to be notified immediately of recommended procedures.

**Mitigation:** None

**References:** Records Search by the CCIC dated August 4, 2017; Referral response from the Native American Heritage Commission dated February 28, 2018; Stanislaus County General Plan and Support Documentation; Stanislaus County General Plan and Support Documentation<sup>1</sup>

VI. GEOLOGY AND SOILS -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X	
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?				X
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d) Be located on expansive soil creating substantial risks to life or property?			X	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?			X	

**Discussion:** As contained in Chapter Five of the General Plan Support Documentation, the areas of the County subject to significant geologic hazard are located in the Diablo Range, west of Interstate 5; however, as per the California Building Code, all of Stanislaus County is located within a geologic hazard zone (Seismic Design Category D, E, or F) and a soils test may be required as part of any building permit process. Results from the soils test will determine if unstable or expansive soils are present. If such soils are present, special engineering of the structure will be required to compensate for the soil deficiency. No construction is proposed as a part of this project; however, should structures be built in the future, they are required to be designed and built according to California building standards appropriate to withstand shaking for the area in which they are constructed. Any earth moving is subject to Public Works Standards and Specifications, which consider the potential for erosion and run-off prior to permit approval. Likewise, any addition of a septic tank or alternative waste water disposal system would require the approval of the Department of Environmental Resources (DER) through the building permit process, which also takes soil type into consideration within the specific design requirements.

**Mitigation:** None

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



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

**Discussion:** The principal Greenhouse Gasses (GHGs) are carbon dioxide (CO<sub>2</sub>), methane (CH<sub>4</sub>), nitrous oxide (N<sub>2</sub>O), sulfur hexafluoride (SF<sub>6</sub>), perfluorocarbons (PFCs), hydrofluorocarbons (HFCs), and water vapor (H<sub>2</sub>O). CO<sub>2</sub> is the reference gas for climate change because it is the predominant greenhouse gas emitted. To account for the varying warming potential of different GHGs, GHG emissions are often quantified and reported as CO<sub>2</sub> equivalents (CO<sub>2</sub>e). In 2006, California passed the California Global Warming Solutions Act of 2006 (Assembly Bill [AB] No. 32), which requires the California Air Resources Board (ARB) to design and implement emission limits, regulations, and other measures, such that feasible and cost-effective statewide GHG emissions are reduced to 1990 levels by 2020. As a requirement of AB 32, the ARB was assigned the task of developing a Climate Change Scoping Plan that outlines the state’s strategy to achieve the 2020 GHG emissions limits. This Scoping Plan includes a comprehensive set of actions designed to reduce overall GHG emissions in California, improve the environment, reduce the state’s dependence on oil, diversify the state’s energy sources, save energy, create new jobs, and enhance public health. The Climate Change Scoping Plan was approved by the ARB on December 22, 2008. According to the September 23, 2010, AB 32 Climate Change Scoping Plan Progress Report, 40 percent of the reductions identified in the Scoping Plan have been secured through ARB actions and California is on track to its 2020 goal. Although no development is being proposed as a part of this project, any future development must comply with Title 24 Building Code Regulations, which include measures for energy-efficient buildings that require less electricity and reduce fuel consumption, which in turn decreases GHG emissions.

This project was circulated to SJVAPCD during the Early Consultation Referral period and no comments were received.

**Mitigation:** None

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

VIII. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			X	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X

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

**Mitigation:** None

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

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

i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			X	
j) Inundation by seiche, tsunami, or mudflow?				X

**Discussion:** The existing project site receives potable water from domestic wells and surface water for irrigation via Turlock Irrigation District (TID). The project site contains one single-family dwelling, three mobile homes, residential and agricultural accessory structures, and flood-irrigated forage and row crops. Each dwelling and the shop/office is served by individual septic systems; each proposed parcel will be served by an existing domestic well. A second well with windmill benefits the pond on proposed Parcel 2. An existing 30-foot-wide irrigation easement and a proposed 25-foot-wide irrigation easement, containing irrigation infrastructure, will be maintained if the proposed project is approved. A braided channel of the San Joaquin River borders the project site to the west, and runs through the southwest portion of the project site. A small seasonal pond which accumulates irrigation tail water that evaporates in the winter months is located west of the mobile home and pole barn on proposed Parcel 1. A larger permanent pond served by an existing well with windmill is located west of the developed area on proposed Parcel 2. Run-off is not considered an issue because of several factors which limit the impact. These factors include relative flat terrain of the subject site and relatively low rainfall intensities. Areas subject to flooding have been identified in accordance with the Federal Emergency Management Act (FEMA). The project itself is not located within a recognized flood zone and, as such, flooding is not an issue.

**Mitigation:** None

**References:** Application Material; Stanislaus County Geographical Information Systems (GIS); Stanislaus County General Plan and Support Documentation<sup>1</sup>

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

**Discussion:** The project is proposing to subdivide one parcel of 80± acres into two parcels of 40± acres each in size. The existing parcels are zoned A-2-40 (General Agriculture), which sets the minimum parcel size at 40 acres. As discussed above within Section II – Agriculture and Forest Resources, any use of the property must be compatible with the County’s A-2 (General Agriculture) zoning district, which limits the property to agricultural uses and uses incidental and accessory to the on-site agricultural use of the property. A condition of approval will be placed on the project to ensure that prior to any further residential development, 90% or more land is in agricultural production. The proposed project will not physically divide a community or conflict with any land use plan, policy or regulation.

**Mitigation:** None

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

XI. MINERAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X

<b>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?</b>				<b>X</b>
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**Discussion:** The location of all commercially viable mineral resources in Stanislaus County has been mapped by the State Division of Mines and Geology in Special Report 173. The project is located within the Brush Lake Quad, and according to the 1993 Aggregate Resource Areas of Stanislaus County survey, 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>
<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?</b>			<b>X</b>	
<b>b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?</b>			<b>X</b>	
<b>c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?</b>			<b>X</b>	
<b>d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?</b>			<b>X</b>	
<b>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?</b>				<b>X</b>
<b>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?</b>				<b>X</b>

**Discussion:** No construction is being proposed as the site has already been developed with one single-family dwelling, two mobile homes, and multiple accessory structures; however, the A-2 zoning district permits up to two dwellings per parcel provided all development standards and California and County Code requirements can be met. A condition will be added to the project requiring the demolition of one dwelling on Proposed Parcel 2. Development of a second home on proposed Parcel 1 is not proposed, but would be permitted in conformance with the A-2 General Agriculture zoning district upon recordation of the final parcel map. Any construction as a result of this project is not expected to increase the area's ambient noise level. The project is not located in the vicinity of any airport or airstrip.

**Mitigation:** None

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

<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>
<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)?</b>			<b>X</b>	

<b>b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?</b>			<b>X</b>	
<b>c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?</b>			<b>X</b>	

**Discussion:** This project will not substantially induce population growth; however, it will result in the demolition of one existing mobile home on proposed Parcel 2 and the potential to construct a second dwelling or relocate the mobile home to proposed Parcel 1. The project does not propose any residential development and is considered consistent with the A-2 zoning district.

**Mitigation:** None

**References:** 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>
<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>				
<b>Fire protection?</b>			<b>X</b>	
<b>Police protection?</b>			<b>X</b>	
<b>Schools?</b>			<b>X</b>	
<b>Parks?</b>				<b>X</b>
<b>Other public facilities?</b>			<b>X</b>	

**Discussion:** The County has adopted a standardized mitigation measure requiring payment of all applicable Public Facilities Fees, as well as one for the Fire Facility Fees on behalf of the appropriate fire district, to address impacts to public services. In addition, first year costs of the Sheriff’s Department have been standardized based on studies conducted by the Sheriff’s Department and, as such, a Sheriff’s fee of \$339 is required to be paid prior to issuance of a building permit for a new (not replacement) dwelling.

No construction is being proposed as a part of this project; however, one mobile home will be removed from proposed Parcel 2 to maintain compliance with the A-2 zoning districts limitation of a maximum of two dwellings on parcels 20 acres or more in size. The mobile home could be relocated with a building permit to proposed Parcel 1, which currently has a single dwelling (mobile home) upon recordation of the map, or the mobile home could be completely removed from the site. An existing 25-foot-wide irrigation easement runs parallel to the project site’s eastern property line and provides flood irrigation for the project site. The applicant is proposing a 30-foot-wide irrigation easement that will begin at the southeast corner of proposed Parcel 2 and the existing 25-foot-wide irrigation easement and run east to west for the benefit of the western adjoining parcel (APN: 022-004-020). A referral response from Turlock Irrigation District (TID) indicated that the existing and proposed easements meet TID standards. The applicant is also proposing a new 30-foot-wide access and utility easement that will begin at the northwest corner of proposed Parcel 1 and run south to the southern property line of proposed Parcel 2 thereby providing proposed Parcel 2 with access to W. Fulkerth Road, a County-maintained road.

A referral response was received from TID, identifying an existing overhead 12kV power line along a portion of the west boundary of both parcels. TID requires a 10-foot-wide electrical easement to be dedicated for the benefit and protection of the existing power line. These requirements are regulatory in nature and do not indicate any significant physical or environmental impacts. In order for the District to accept the necessary easements, a condition of approval will be added to the project requiring the easements to be reflected on the final map.

**Mitigation:** None

**References:** Referral Response by Turlock Irrigation District, dated February 28, 2018; Application Information; Stanislaus County General Plan and Support Documentation<sup>1</sup>

<b>XV. RECREATION --</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 increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			X	

**Discussion:** This project is not anticipated to significantly increase demands for recreational facilities, as such impacts typically are associated with residential development. No construction is proposed; however, a mobile home will be removed from proposed Parcel 2 prior to recording the final map. Moreover, upon recordation of the final map proposed Parcel 1 will qualify for a second dwelling. All parcels are large enough to provide recreational opportunities should the applicant or a future property owner intend to utilize the proposed parcels as such.

**Mitigation:** None

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

<b>XVI. TRANSPORTATION/TRAFFIC -- 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) 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:** As stated in Section XIV – Public Services, the proposed parcels will utilize a proposed 30-foot-wide access and utility easement for ingress and egress of West Fulkerth Road, a County-maintained road. The easement will

run north to southeast from West Fulkerth Road and is situated on the western portion of the 80± acre parcel. Furthermore, it is not anticipated that the creation of two parcels of 40 acres each will produce any significant impacts to the surrounding traffic circulation, congestion management programs, or conflict with adopted public transit policies, programs or plans. However, a condition of approval will be added to the project that the proposed 30-foot-wide access easement between the proposed parcels be reciprocal and irrevocable and reflected on the final map.

The project was referred to Public Works. Conditions provided as a result of this referral will be added to the project's Conditions of Approval.

**Mitigation:** None

**References:** Application Material; 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 applicant is proposing to subdivide one parcel of 80± acres into two parcels of 40± acres each in size. Currently, the project site consists of four dwellings as well as various residential and agricultural accessory buildings. These existing structures are currently utilizing domestic wells for water supply and individual septic systems for wastewater disposal. As the project is not proposing any new development, it is not anticipated that there will be any significant impacts to wastewater treatment facilities, storm drainage facilities or water supplies. As a condition of the project one mobile home, as reflected on the map, will be removed from proposed Parcel 2 to insure compliance with the A-2 zoning designation chapter which permits a maximum of two dwellings on parcels of 20 acres or more. Proposed Parcel 1 will have a single-family dwelling upon recordation of the final map. A second dwelling will be permitted on proposed Parcel 1 although it is not being requested as a part of this project.

Should construction occur after obtaining the necessary permits, the site could be served by private well, septic system, and on-site drainage. Should the applicant wish to construct an additional well on either parcel, application must be made for a new well permit with the Department of Environmental Resources. These requirements will be addressed as a part of the building permit process. The project was circulated to both the Stanislaus County Department of Public Works and the Department of Environmental Resources during the Early Consultation Referral period. Any comments resulting from circulation of the Initial Study by either Department shall be added to this project's Conditions of Approval, if applicable.

**Mitigation:** None

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

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

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

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





## NEGATIVE DECLARATION

**NAME OF PROJECT:** Vesting Tentative Parcel Map Application No. PLN2017-0103  
– Mountain View Fields, LLC – W. Fulkerth Road

**LOCATION OF PROJECT:** 2790 W. Fulkerth Road, on the south side of W. Fulkerth Road, north of W. Main Street between Vivian and S. Carpenter Roads, east of the City of Patterson (APN 022-004-005).

**PROJECT DEVELOPER:** Dan Lamb  
P.O. Box 3613  
Turlock, CA 95381

**DESCRIPTION OF PROJECT:** Request to subdivide an 80± acre parcel into two 40± acre parcels in the A-2-40 (General Agriculture) zoning district. APN: 022-004-005

Based upon the Initial Study, dated **August 20, 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 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: Kristen Anaya, Assistant Planner

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

**SUMMARY OF RESPONSES FOR ENVIRONMENTAL REVIEW REFERRALS**

**PROJECT: VESTING TENTATIVE PARCEL MAP APPLICATION NO. PLN2017-0103  
MOUNTAIN VIEW FIELDS, LLC - W. FULKERTH ROAD**

REFERRED TO:	RESPONDED			RESPONSE			MITIGATION MEASURES		CONDITIONS			
	2 WK	30 DAY	PUBLIC HEARING NOTICE	YES	NO	WILL NOT HAVE SIGNIFICANT IMPACT	MAY HAVE SIGNIFICANT IMPACT	NO COMMENT NON CEQA	YES	NO	YES	NO
CA DEPT OF CONSERVATION: Land Resources / Mine Reclamation	X	X	X		X							
CA DEPT OF FISH & WILDLIFE	X	X	X	X		X				X		
CA OPR STATE CLEARINGHOUSE	X	X	X	X				X		X	X	
CA RWQCB CENTRAL VALLEY REGION	X	X	X	X				X		X	X	
CEMETERY DISTRICT: PATTERSON	X	X	X		X							
CITY OF: MODESTO	X	X	X		X							
COOPERATIVE EXTENSION	X	X	X		X							
FIRE PROTECTION DIST: MOUNTAIN VIEW	X	X	X		X							
IRRIGATION DISTRICT: TURLOCK	X	X	X	X		X				X	X	
MOSQUITO DISTRICT: TURLOCK	X	X	X		X							
MT VALLEY EMERGENCY MEDICAL	X	X	X		X							
PACIFIC GAS & ELECTRIC	X	X	X		X							
SAN JOAQUIN VALLEY APCD	X	X	X		X							
SCHOOL DISTRICT 1: CERES UNIFIED	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							
STAN CO ERC	X	X	X	X				X		X		X
STAN CO FARM BUREAU	X	X	X		X							
STAN CO HAZARDOUS MATERIALS	X	X	X		X							
STAN CO PUBLIC WORKS	X	X	X	X		X				X	X	
STAN CO SHERIFF	X	X	X		X							
STAN CO SUPERVISOR DIST 5: DEMARTIN	X	X	X		X							
STAN COUNTY COUNSEL	X	X	X		X							
STANISLAUS FIRE PREVENTION BUREAU	X	X	X		X							
STANISLAUS LAFCO	X	X	X		X							
SURROUNDING LAND OWNERS		X	X		X							
TELEPHONE COMPANY: AT&T	X	X	X		X							
US ARMY CORPS OF ENGINEERS	X	X	X		X							
US FISH & WILDLIFE	X	X	X		X							
US MILITARY AGENCIES (SB 1462) (5 agencies)	X	X	X		X							
USDA NRCS	X	X	X		X							