

STANISLAUS COUNTY PLANNING COMMISSION

November 1, 2018

STAFF REPORT

PARCEL MAP APPLICATION NO. PLN2018-0058
MARIO PLASCENCIA

REQUEST: TO CREATE TWO PARCELS OF 5,500± AND 5,288± SQUARE FEET FROM A 10,788± SQUARE-FOOT PARCEL IN THE R-1 (SINGLE-FAMILY RESIDENTIAL) ZONING DISTRICT.

APPLICATION INFORMATION

Applicant:	Mario Plascencia
Property owner:	Maria G. Plascencia
Agent:	Morris Engineering & Surveying, Inc.
Location:	400 Imperial Avenue, at the southwest corner of Imperial Avenue and Seattle Street, in the Modesto area.
Section, Township, Range:	8-4-9
Supervisory District:	Five (Supervisor DeMartini)
Assessor's Parcel:	056-047-054
Referrals:	See Exhibit F Environmental Review Referrals
Area of Parcel(s):	10,788± square-feet Proposed Parcel 1: 5,500± square feet Proposed Parcel 2: 5,288± square feet
Water Supply:	City of Modesto
Sewage Disposal:	City of Modesto
Existing Zoning:	R-1 (Single-Family Residential)
General Plan Designation:	LDR (Low Density Residential)
Sphere of Influence:	Modesto
Community Plan Designation:	N/A
Williamson Act Contract No.:	N/A
Environmental Review:	Negative Declaration
Present Land Use:	Two residential single-family dwellings
Surrounding Land Use:	The site is immediately surrounded by residential parcels developed with single-family dwellings in all directions. The City of Modesto is located directly to the south and east of the project site.

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

This is a request to divide a 10,788± square-foot parcel into two parcels of 5,500± and 5,288± square feet in the R-1 (Single-Family Residential) zoning district. If approved, a maximum two dwellings per parcel is permitted provided all development standards for the R-1 zoning district can be met.

SITE DESCRIPTION

The project site is located at 400 Imperial Avenue, at the southwest corner of Imperial Avenue and Seattle Street, in the Modesto area. Proposed Parcel 1 is improved with a 1,900 square-foot house. Proposed Parcel 2 is improved with a 678 square-foot house, and a detached 510 square-foot garage which crosses the proposed property line. A condition has been added to the project requiring removal of the garage prior to recording the parcel map. The applicant has indicated the house on Proposed Parcel 2 will also be removed, at a time determined by the applicant. The site is currently serviced with both water and sanitary sewer by the City of Modesto and will take access off Imperial Avenue and Seattle Street.

The site is immediately surrounded by residential parcels developed with single-family dwellings in all directions. The City of Modesto City Limits are located directly to the south and east of the project site.

ISSUES

No issues have been identified as a part of this request. Standard conditions of approval have been added to the project.

GENERAL PLAN CONSISTENCY

The site is currently designated "Low Density Residential" in the Stanislaus County General Plan. The General Plan states that the intent of the Low Density Residential land use designation is to "provide appropriate locations and adequate areas for single-family detached homes in either conventional or clustered configurations." The proposed development would be consistent with this designation as the proposed use of the land is for single-family dwellings.

The Stanislaus County General Plan Sphere of Influence policy states, that development, other than agricultural uses and churches, which requires discretionary approval from incorporated cities, shall be referred to that city for preliminary approval. The project shall not be approved by the County unless written communication is received from the city memorializing their approval. If approved by the city, the city should specify what conditions are necessary to ensure that development will comply with city development standards. Requested conditions for such things as sewer service in an area where none is available shall not be imposed. Approval from a city does not preclude the County decision-making body from exercising discretion, and it may either approve or deny the project. The project was referred to the City of Modesto who responded with comments regarding the minimum site area, which is 5,500 square feet for the corner lot and 5,000 square feet for the interior lot. The parcel map has been adjusted to comply with the City of Modesto's site area requirements. As Proposed Parcel 2 develops, each parcel will be required to have a separate water and sewer connection.

ZONING & SUBDIVISION ORDINANCE CONSISTENCY

The site is currently zoned R-1 (Single-Family Residential), which allows for residential development of 5,000 square-foot parcels when serviced by public sewer and water. The County's Subdivision Ordinance requires a minimum lot width of 55 feet for interior lots, or 65 feet for corner lots, and a minimum lot depth of 80 feet, with a maximum building intensity of two dwellings per lot. Proposed Parcel 1 does not meet the minimum lot width requirements as it is only 60 feet. However, the site does meet the City of Modesto's standards. As the site is in the City of Modesto's Sphere of Influence, the City standards apply.

The existing dwelling on Proposed Parcel 1 was constructed in 1951 and does not meet the current corner lot rear and side yard setback requirement of the R-1 zoning district. It is considered to be legal non-conforming for zoning compliance purposes and these setbacks are not affected by the proposed parcel map. Any addition will be required to comply with current setback requirements.

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*.)

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: Teresa McDonald, 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

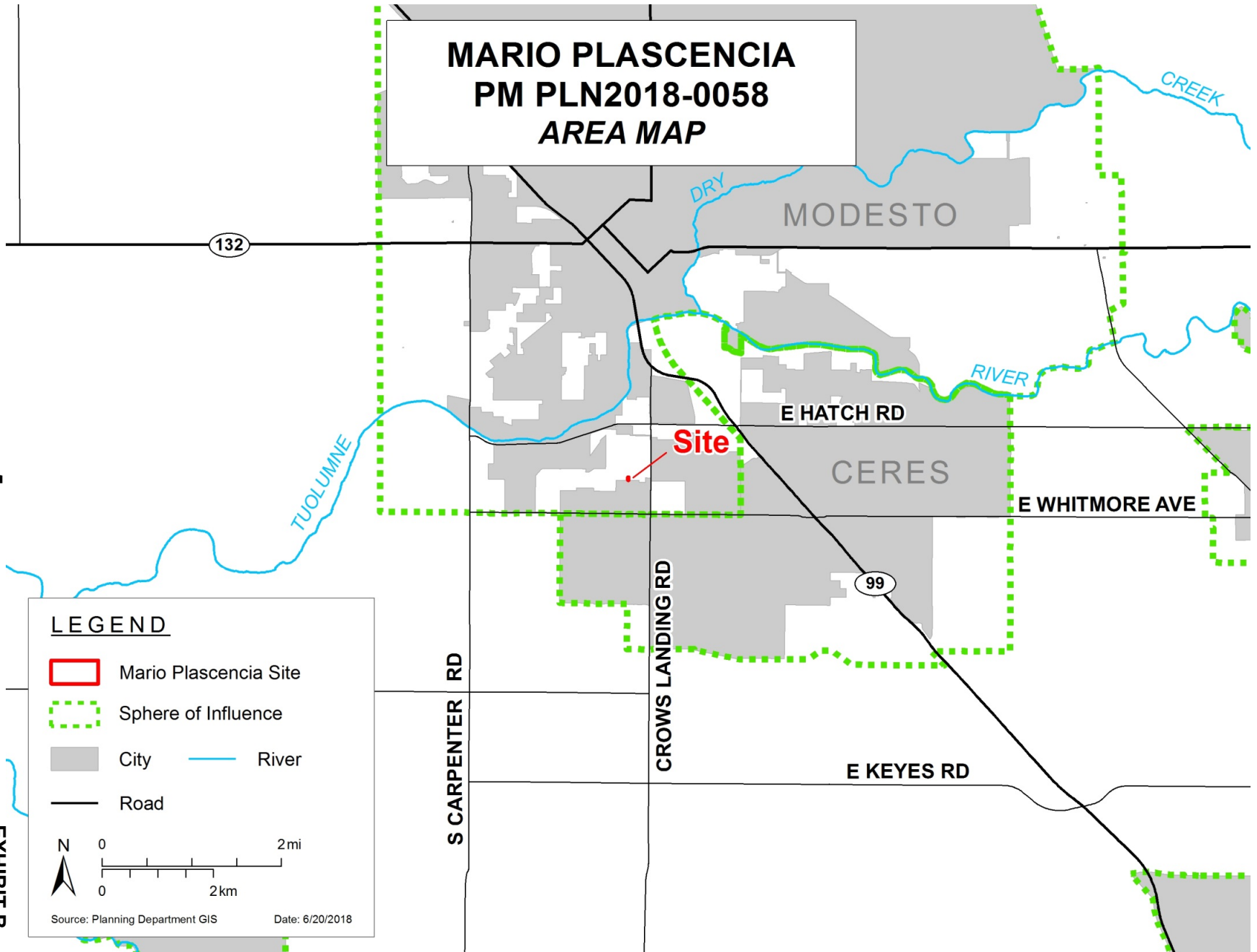
Exhibit A
Findings and Actions Required for Project Approval

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.
2. Order the filing of a Notice of Determination with the Stanislaus County Clerk-Recorder pursuant to Public Resources Code Section 21152 and CEQA Guidelines Section 15075.
3. Find that:
 - (a) That the proposed map is consistent with applicable general and community plans.
 - (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.
4. Approve Parcel Map PLN2018-0058– Mario Plascencia, subject to the attached Conditions of Approval.

MARIO PLASCENCIA PM PLN2018-0058 AREA MAP

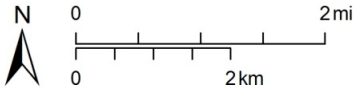
5

EXHIBIT B



LEGEND

- Mario Plascencia Site
- Sphere of Influence
- City
- River
- Road



Source: Planning Department GIS Date: 6/20/2018

**MARIO PLASCENCIA
PM PLN2018-0058
GENERAL PLAN MAP**

GLENN AVE

LDR

LDR

LDR

IMPERIAL AVE

SEATTLE ST

LDR

Site

UT

MT EVEREST CT

MODESTO

MT HOOD CT

MT WHITNEY CT

MT MC KINLEY CT

ALGEN CT


LEGEND


 Mario Plascencia Site


 Parcel

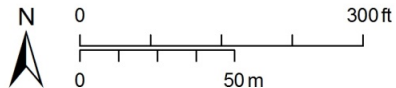
 Road

General Plan

 City of Modesto

 Residential - Low Density

 Urban Transition



Source: Planning Department GIS

Date: 6/20/2018

MARIO PLASCENCIA PM PLN2018-0058 ZONING MAP

GLENN AVE

R-1

R-1

R-1

R-1

IMPERIAL AVE

SEATTLE ST

R-1

Site

A-2-10

A-2-10


LEGEND


 Mario Plascencia Site


 Parcel

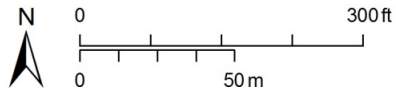
 Road

Zoning Designation

 General AG 10 Acre UT

 City of Modesto

 Single Family Residential



Source: Planning Department GIS

Date: 6/20/2018

MT EVEREST CT

MT HOOD CT

ALGEN CT

MODESTO

MT WHITNEY CT

MT MC KINLEY CT

7

EXHIBIT B-2

MARIO PLASCENCIA PM PLN2018-0058 ACREAGE MAP

GLENN AVE

IMPERIAL AVE

SEATTLE ST


MT EVEREST CT


MT HOOD CT

ALGEN CT


Site

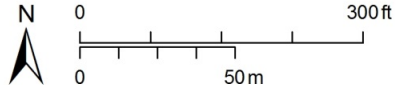
LEGEND

 Mario Plascencia Site

 City of Modesto

 .24 Parcel/Acres

 Road



Source: Planning Department GIS

Date: 6/20/2018

MODESTO

MT WHITNEY CT

MT MC KINLEY CT



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**MARIO PLASCENCIA
PM PLN2018-0058
2017 AERIAL AREA MAP**

GLENN AVE

IMPERIAL AVE

SEATTLE ST

MT EVEREST CT

Site

MT HOOD CT

MT WHITNEY CT

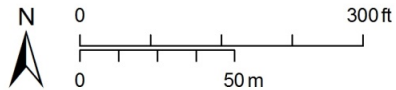
MT MCKINLEY CT

ALGEN CT

LEGEND

 Mario Plascencia Site

 Road



Source: Planning Department GIS

Date: 6/20/2018

6

EXHIBIT B-4

**MARIO PLASCENCIA
PM PLN2018-0058
2017 AERIAL SITE MAP**


IMPERIAL AVE

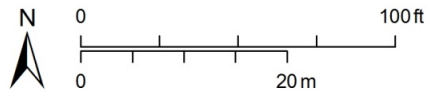
Site

SEATTLE ST

LEGEND

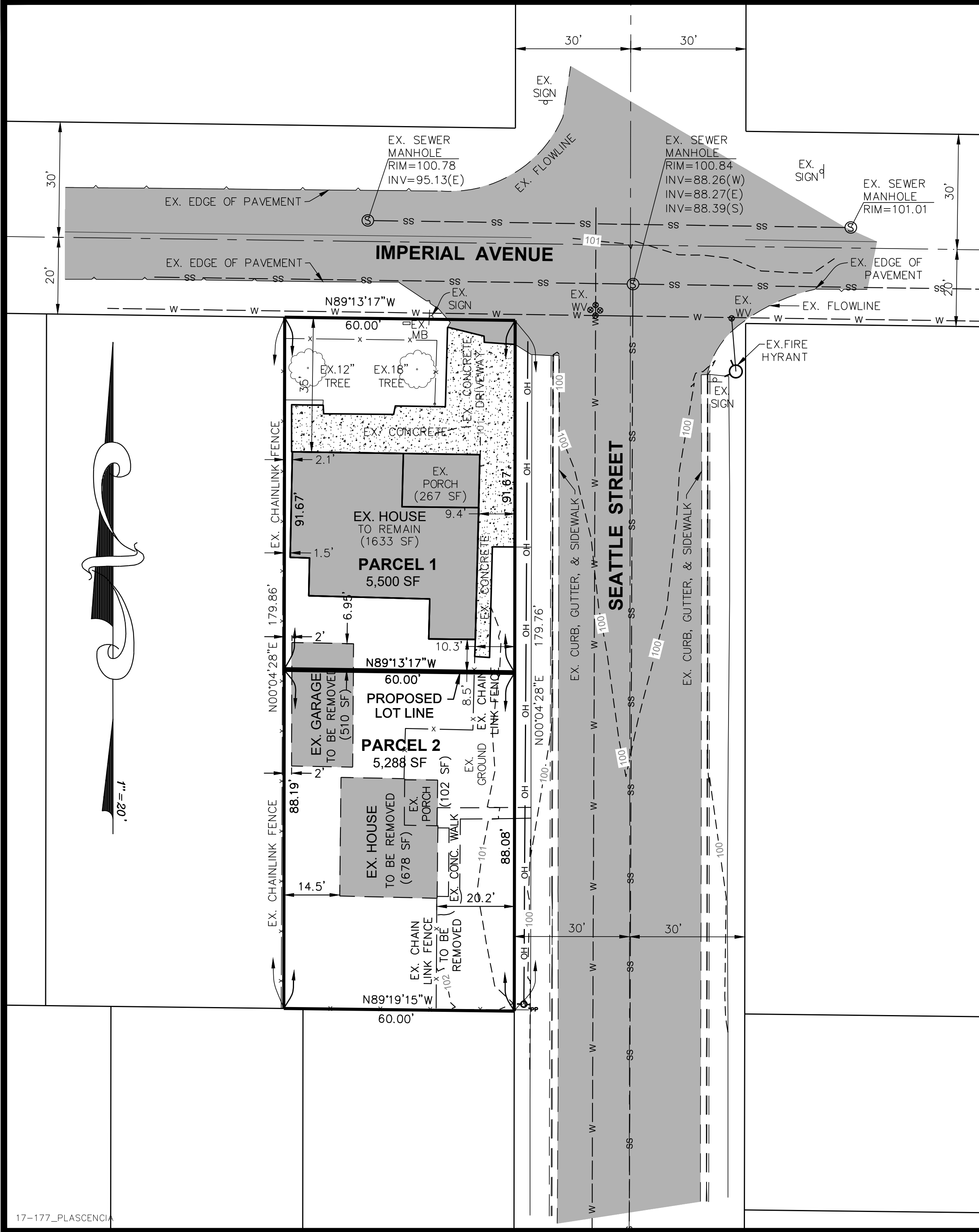
 Mario Plascencia Site

 Road



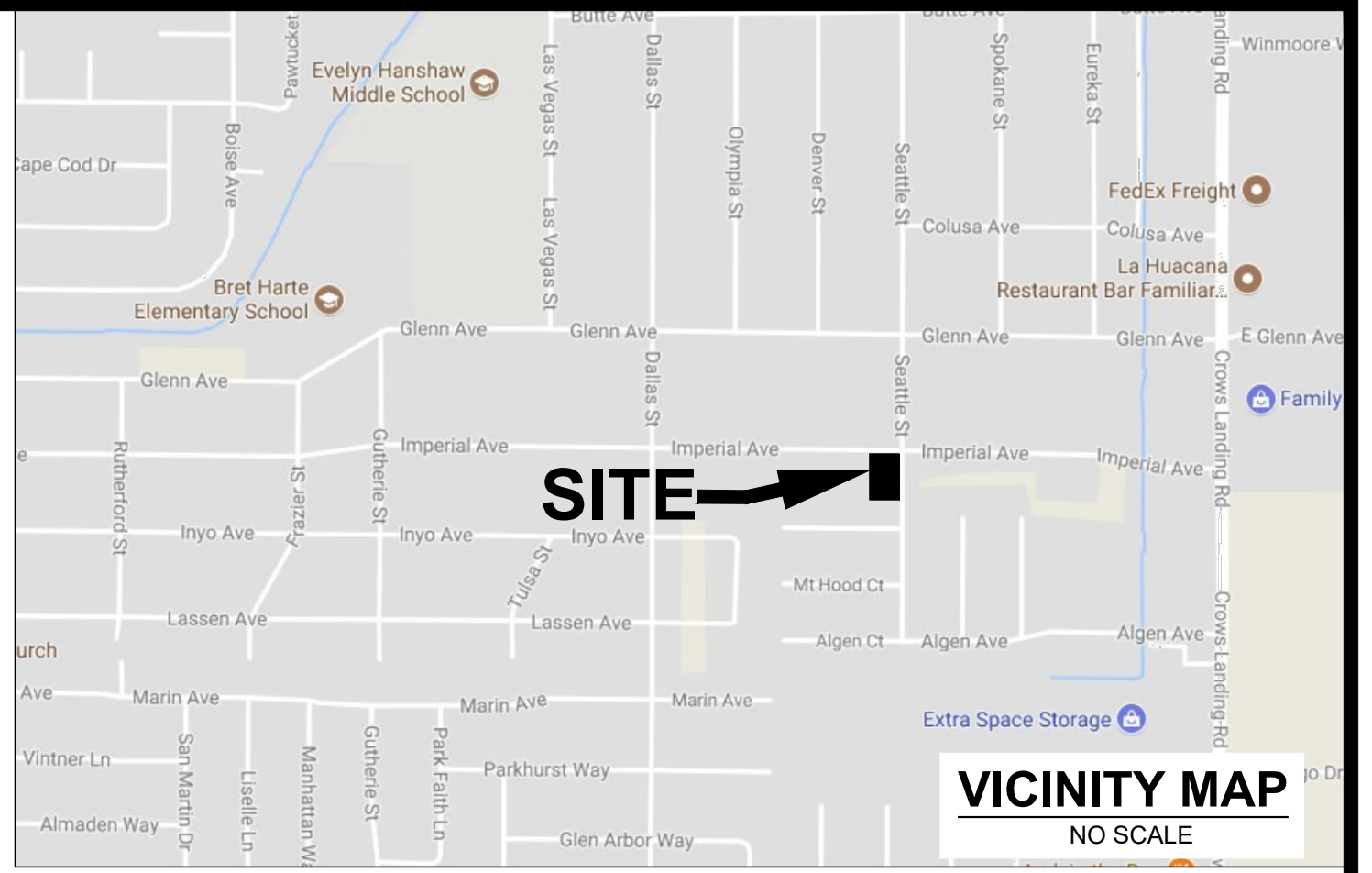
Source: Planning Department GIS

Date: 6/20/2018



ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
APN	ASSESSOR'S PARCEL NUMBER
BC	BEGIN CURVE
BOT	BOTTOM
BSBL	BUILDING SET BACK LINE
BTD	BOTTOM OF TRENCH DRAIN
CB	CATCH BASIN
CL	CENTERLINE
CL FENCE	CHAINLINK FENCE
CONC	CONCRETE
DI	DROP INLET
DWY	DRIVEWAY
E	EAST
EC	END CURVE
EL	ELEVATION
ELEV	ELEVATION
EX	EXISTING
(E)	EXISTING
F&I	FURNISH & INSTALL
FOUND	FOUND
FF	FINISH FLOOR
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOWLINE
GR	GRATE
HDR	HEADER
HPT	HIGH POINT
HYD	HYDRANT
INV	INVERT ELEVATION
IP	IRON PIPE
IRR	IRRIGATION
LF	LINEAR FOOT
MH	MANHOLE
MIN	MINIMUM
N	NORTH
P	PAVEMENT
PB	PULL BOX
PL	PROPERTY LINE
PM	PARCEL MAP
PP	POWER POLE
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT-OF-WAY
RIM	RIM ELEVATION
S	SOUTH
S=	SLOPE
SCO	SEWER CLEANOUT
SDMH	STORM DRAIN MANHOLE
SF	SQUARE FOOT
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
TC	TOP OF CURB
TMH	TERMINAL MANHOLE
TYP	TYPICAL
W	WATER
WM	WATER METER
WV	WATER VALVE

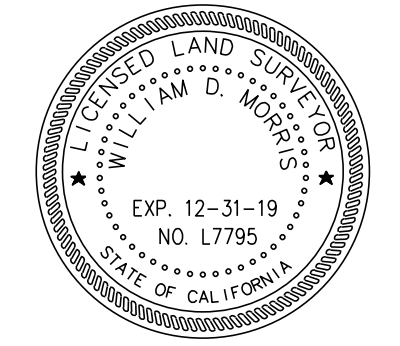


A.P.N. 056-047-054
 OWNER/ APPLICANT: MARIA G. PLASCENCIA
 P.O. BOX 204
 EMPIRE, CA 95319
 (209) 252-9386

SITE ADDRESS: 400 & 400-1/2 IMPERIAL AVENUE
 MODESTO, CA 95358

TOTAL AREA: 0.25 AC. (10,788 SF)
 WATER: CITY OF MODESTO
 SANITARY SEWER: CITY OF MODESTO
 STORM DRAIN: STANISLAUS COUNTY
 SLOPE OF LAND: FLAT-1%
 ZONING: R-1
 ZONING DESC.: SINGLE FAMILY
 GENERAL: UNDEFINED
 GENERAL DESC.: RESIDENTIAL LOW DENSITY

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 THE NORTH HALF
 OF THE SOUTHEAST QUARTER
 OF SECTION 8,
 T.4S., R.9E., M.D.M.,
 STANISLAUS COUNTY, CALIFORNIA
 SCALE: 1"=20' APRIL 2018

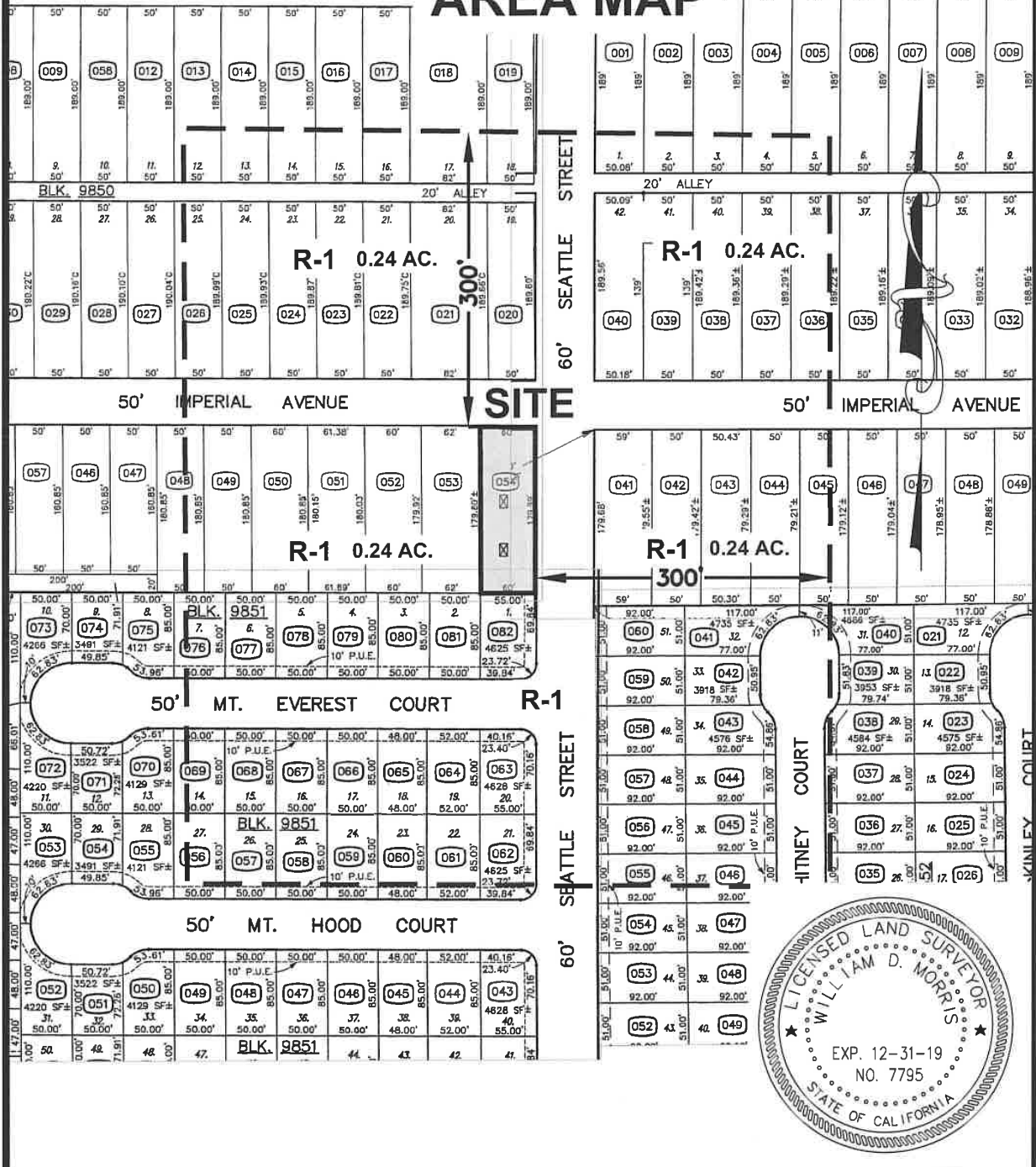


334 S. YOSEMITE AVENUE, SUITE D
 OAKDALE, CA 95361
 (209) 845-9175 ✉ BILL@MORRIS-ENG.COM

- NOTE:
- 1) NO TREES TO BE REMOVED.
 - 2) SOIL TYPE: HANFORD FINE SANDY LOAM, MODERATELY DEEP OVER SILT. HYDROLOGIC SOIL GROUP: B
 - 3) DEPTH TO GROUNDWATER: 45'

GLENN AVENUE

AREA MAP



MORRIS
ENGINEERING & SURVEYING, INC.

334 S. YOSEMITE AVENUE, SUITE D
OAKDALE, CA 95361
(209) 845-9175 ✉ BILL@MORRIS-ENG.COM

SCALE: 1"=150'
DRAWN: PLM
CHECKED: WDM
JOB NO.: 17-177
SHEET: 1 OF 1

LANDS OF PLASCENCIA
400 & 400-1/2 IMPERIAL AVENUE
MODESTO, CA



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

CONDITIONS OF APPROVAL

PARCEL MAP APPLICATION NO. PLN2018-0058 MARIO PLASCENICA

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 (5) days of approval of this project by the Planning Commission or Board of Supervisors, the applicant shall submit to the Department of Planning and Community Development a check for **\$2,337.75**, 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. 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.
5. 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.

6. The 510 square foot detached garage on Proposed Parcel 2 shall be removed prior to the recording of the parcel map.

Department of Public Works

7. The recorded parcel map shall be prepared by a licensed land surveyor or a registered civil engineer licensed to practice land surveying in California.
8. All structures not shown on the tentative parcel map shall be removed prior to the parcel map being recorded.
9. Prior to the recording of the parcel map, the new parcels shall be surveyed and fully monumented.
10. Prior to recording the parcel map or offered on the map, Imperial Avenue shall be dedicated to Stanislaus County through an Irrevocable Offer of Dedication. Imperial Avenue 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 centerline. The existing right-of-way is 20 feet south of the centerline. The remaining 10 feet of right-of-way shall be dedicated as an Irrevocable Offer of Dedication.
11. Prior to recording the parcel map, a Deferred Improvement Agreement (DIA) shall be recorded between the applicant and Stanislaus County Public Works.
 - a. An Engineer's Estimate shall be provided to determine the amount of the DIA. The improvements shall include drainage, concrete curb, gutter, and sidewalk, and matching pavement.

Building Permits Division

12. Building permits are required and the project must conform with the California Code of Regulations, Title 24.
13. Prior to applying for a Demolition permit, approval from the San Joaquin Valley Air Control Board is to be provided.
14. A Demolition permit will be required prior to demolition of the structures on "proposed parcel 2".

*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. 2018-0058
Mario Plascencia
2. **Lead agency name and address:** Stanislaus County
1010 10th Street, Suite 3400
Modesto, CA 95354
3. **Contact person and phone number:** Teresa McDonald, Assistant Planner
(209) 525-6330
4. **Project location:** 400 Imperial Avenue, at the southwest corner
of Imperial Avenue and Seattle Street, in the
Modesto area (APN 056-047-054).
5. **Project sponsor's name and address:** Mario Plascencia
P.O. Box 204
Empire, CA 95319
6. **General Plan designation:** LDR (Low Density Residential)
7. **Zoning:** R-1 (Single-Family Residential)
8. **Description of project:**

This is a request to create two parcels of 5,500± and 5,288± square-feet from a 10,788± square-foot parcel in the R-1 (Single-Family Residential) zoning district. Proposed Parcel 1 is improved with a 1,900 square-foot house. Proposed Parcel 2 is improved with a 678 square-foot house and a 510 square-foot garage, both of which will be demolished prior to recording the final map. Both residences receive sewer and water services from the City of Modesto. Access will be provided via Imperial Avenue and Seattle Street.

9. **Surrounding land uses and setting:** The site is immediately surrounded by
residential parcels developed with single-family
dwellings in all directions. The City of Modesto
is located directly to the south and east of the
project site.
10. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):** City of Modesto
Department of Environmental Resources
Department of Public Works
Building Permits Division
Modesto 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.

- | | | |
|---|---|---|
| <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 Teresa McDonald

August 30, 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 unique scenic vista. Community standards generally do not dictate the need or desire for an architectural review of agricultural or residential subdivisions. Approval of the project would result in the creation of two parcels of 5,500± and 5,288± square feet from a 10,788± square-foot parcel. Proposed Parcel 1 is improved with a 1,900 square-foot house. Proposed Parcel 2 is improved with a 678 square-foot house and a 510 square-foot garage, both of which will be demolished prior to recording the final map. No construction is proposed at this time; however, if approved, Proposed Parcel 2 is permitted to accommodate the construction of one single-family dwelling. Any further residential development resulting from this project will be reviewed for design consistency with existing area development and for conformity with the R-1 zoning regulations.

Mitigation: None

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

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

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

Discussion: The project site is comprised of one parcel of 10,788± square-feet in size in the R-1 (Single-Family Residential) zoning district, and is improved with two single-family dwellings and a detached garage.

The California Department of Conservation’s Farmland Mapping and Monitoring Program list the project site’s soil as comprised of Urban and Built-Up Land. According to the United States Department of Agricultural Soil Survey, the soil consists of Hanford sandy loam, moderately deep over silt, 0 to 1 percent slopes.

The project site consists of developed land, is immediately surrounded by residential parcels, and the City of Modesto is located directly adjacent to the project site. Based on this information, Staff believes that the proposed project will not conflict with any agriculturally zoned land or Williamson Act Contracted land, nor will the project result in the conversion of unique farmland, farmland of statewide importance, timberland or forest land to a non-agricultural or non-forest use. The project will not contribute to the loss of forest land and, as such, will have no impact on forest resources. Proposed Parcel 2 is improved with a 678 square-foot house and a 510 square-foot garage, both of which will be demolished prior to recording the final map. No new structures are proposed as a part of this project; however, one single-family dwelling can be constructed after recordation of the final map.

Mitigation: None

References: Application Material; California State Department of Conservation Farmland Mapping and Monitoring Program - Stanislaus County Farmland 2016; United States Department of Agricultural Soil Survey; Stanislaus County General Plan and Support Documentation¹.

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 proposed project is located within the San Joaquin Valley Air Basin (SJVAB) and, therefore, falls under the jurisdiction of the San Joaquin Valley Air Pollution Control District (SJVAPCD). In conjunction with the Stanislaus Council of Governments (StanCOG), the SJVAPCD is responsible for formulating and implementing air pollution control strategies. The SJVAPCD's most recent air quality plans are the 2007 PM10 (respirable particulate matter) Maintenance Plan, the 2008 PM2.5 (fine particulate matter) Plan, and the 2007 Ozone Plan. These plans establish a comprehensive air pollution control program leading to the attainment of state and federal air quality standards in the SJVAB, which has been classified as "extreme non-attainment" for ozone, "attainment" for respirable particulate matter (PM-10), and "non-attainment" for PM 2.5, as defined by the Federal Clean Air Act.

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

Potential impacts on local and regional air quality are anticipated to be less than significant, falling below SJVAPCD thresholds, as a result of the nature of the proposed project and project's operation after construction. Implementation of the proposed project would fall below the SJVAPCD significance thresholds for both short-term construction and long-term operational emissions, as discussed below. Because construction and operation of the project would not exceed the SJVAPCD significance thresholds, the proposed project would not increase the frequency or severity of existing air quality standards or the interim emission reductions specified in the air plans.

For these reasons, the proposed project would be consistent with the applicable air quality plans. Also, the proposed project would not conflict with applicable regional plans or policies adopted by agencies with jurisdiction over the project and would be considered to have a less than significant impact.

Construction activities associated with new development can temporarily increase localized PM10, PM2.5, volatile organic compound (VOC), nitrogen oxides (NOX), sulfur oxides (SOX), and carbon monoxide (CO) concentrations a project's vicinity. The primary source of construction-related CO, SOX, VOC, and NOX emission is gasoline and diesel-powered, heavy-duty mobile construction equipment. Primary sources of PM10 and PM2.5 emissions are generally clearing and demolition activities, grading operations, construction vehicle traffic on unpaved ground, and wind blowing over exposed surfaces.

Construction activities associated with the proposed project would consist primarily of the demolition of the existing dwelling and garage on Proposed Parcel 2. No new structures are proposed as part of this project; however, if approved Proposed Parcel 2 is permitted to construct one single-family dwelling. All construction activities would occur in compliance with all SJVAPCD regulations; therefore, construction emissions would be less than significant without mitigation. The project was referred to SJVAPCD, but no comments have been received to date.

Mitigation: None

References: San Joaquin Valley Air Pollution Control District – Regulation VIII Fugitive Dust/PM-10 Synopsis; Stanislaus County General Plan and Support Documentation¹

IV. BIOLOGICAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X	

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X	
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			X	
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X	
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X	
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			X	

Discussion: The project site is currently developed with two single-family dwellings and a detached garage. The proposed project would subdivide the 10,788± square-foot parcel into two parcels of 5,500± and 5,288± square-feet. Proposed Parcel 1 is improved with a 1,900 square-foot house. Proposed Parcel 2 is improved with a 678 square-foot house and a 510 square-foot garage, both of which will be demolished prior to recording the final map. No new structures are proposed at this time; however, if approved, one single-family dwelling can be constructed on Parcel 2 after recordation of the final map.

The project site is located within the Ceres Quad of the California Natural Diversity Database (CNDDDB). There are four animals which are state or federally listed, threatened, or identified as species of special concern within the Ceres California Natural Diversity Database Quad. These species include the Swainson's hawk, tricolored blackbird, steelhead, and valley elderberry longhorn beetle. The project site does not appear to contain streams or ponds that could be considered Waters of the United States. The project will not conflict with a Habitat Conservation Plan, a Natural Community Conservation Plan, or other locally approved conservation plans. Considering the site is already developed, impacts to endangered species or habitats, locally designated species, wildlife dispersal or mitigation corridors are considered to be less than significant.

The project was referred to the California Department of Fish and Wildlife and no comments have been received to date.

Mitigation: None

References: Application Material; California Department of Fish and Wildlife CNDDDB Geographical Information Systems; Stanislaus County General Plan and Support Documentation¹

V. CULTURAL RESOURCES -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?			X	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?			X	
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	

d) Disturb any human remains, including those interred outside of formal cemeteries?			X	
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Discussion: The project site is currently developed with two single-family dwellings and a detached garage. The proposed project would subdivide the 10,788± square-foot parcel into two parcels of 5,500± and 5,288± square-feet. Proposed Parcel 1 is improved with a 1,900 square-foot house. Proposed Parcel 2 is improved with a 678 square-foot house and a 510 square-foot garage, both of which will be demolished prior to recording the final map.

It does not appear this project will result in significant impacts to any archaeological or cultural resources. A records search on this parcel prepared by the Central California Information Center (CCIC), indicated that no historic resources or resources known to have value to local cultural groups were formally reported to the CCIC.

A referral response 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.

Based on the aforementioned record searches, Staff has determined that additional consultation is not warranted; however, a condition of approval will be placed on the project requiring that if any archaeological or cultural resources are found during construction, activities shall halt until an on-site archaeological mitigation program has been approved by a qualified archaeologist.

Mitigation: None

References: Records Search by the CCIC dated January 5, 2018; Referral response from the Native American Heritage Commission dated July 30, 2018; Stanislaus County General Plan and Support Documentation¹

VI. GEOLOGY AND SOILS -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
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: According to the United States Department of Agricultural Soil Survey, the soils consist of Hanford sandy loam, moderately deep over silt, 0 to 1 percent slopes. 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 as part of the building permit process. Results from the soils test will determine if unstable or expansive soils are present. If such soils are present, special engineering of the structure will be required to compensate for the soil deficiency. No new structures are proposed as part of this project; however, should any structures be built in the future, they will be designed and built according to building standards appropriate to withstand shaking for the area in which they are constructed. Any earth moving is subject to Public Works Standards and Specifications which consider the potential for erosion and run-off prior to permit approval. 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: United States Department of Agricultural Soil Survey; Stanislaus County General Plan and Support Documentation¹

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

Discussion: The principal Greenhouse Gasses (GHGs) are carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), sulfur hexafluoride (SF₆), perfluorocarbons (PFCs), hydrofluorocarbons (HFCs), and water vapor (H₂O). CO₂ is the reference gas for climate change because it is the predominant greenhouse gas emitted. To account for the varying warming potential of different GHGs, GHG emissions are often quantified and reported as CO₂ equivalents (CO₂e). In 2006, California passed the California Global Warming Solutions Act of 2006 (Assembly Bill [AB] No. 32), which requires the California Air Resources Board (ARB) 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 not originally intended to reduce GHGs, California Code of Regulations (CCR) Title 24, Part 6: California's Energy Efficiency Standards for Residential and Nonresidential Buildings, was first adopted in 1978 in response to a legislative mandate to reduce California's energy consumption. Since then, Title 24 has been amended with recognition that energy-efficient buildings require less electricity and reduce fuel consumption, which in turn decreases GHG emissions. The current Title 24 standards were adopted to respond to the requirements of AB 32. Specifically, new development projects within California after January 1, 2011, are subject to the mandatory planning and design, energy efficiency, water efficiency and conservation, material conservation and resources efficiency, and environmental quality measures of the California Green Building Standards (CALGreen) Code (California Code of Regulations, Title 24, Part 11).

The proposed project would result in short-term emissions of GHGs during the demolition of the existing dwelling and garage on Proposed Parcel 2, to be removed prior to recording the final map. These emissions, primarily CO₂, CH₄, and N₂O, are the result of fuel combustion by construction equipment and motor vehicles. The other primary GHGs (HFCs, PFCs, and SF₆) are typically associated with specific industrial sources and are not expected to be emitted by the proposed project. As described above in Section III - Air Quality, the use of heavy-duty construction equipment would be very limited; therefore, the emissions of CO₂ from construction would be less than significant.

No new structures are being proposed as a part of this project; however, upon project approval, one single-family dwelling may be constructed on Proposed Parcel 2. Any future development must comply with Title 24 Building Code Regulations which include measures for energy-efficient buildings that require less electricity and reduce fuel consumption, which in turn decreases GHG emissions. This project was circulated to the SJVAPCD during the early consultation referral period; no comments have been received to date.

Mitigation: None

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

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

Discussion: Pesticide exposure is a risk in areas located in the vicinity of agriculture. Sources of exposure include contaminated groundwater, which is consumed, and drift from spray applications. Application of sprays is 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, nor is the site listed on the EnviroStar database managed

by the CA Department of Toxic Substances Control. The groundwater is not known to be contaminated in this area. The project area is located in a low fire risk area and is served by Industrial Fire. This project was circulated to Industrial Fire during the early consultation referral period, and no comments have been received to date.

Mitigation: None

References: Department of Toxic Substances Control's data management system (EnviroStar); Stanislaus County General Plan and Support Documentation¹

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

Discussion: The project site currently receives water from the City of Modesto. Run-off is not considered an issue because of several factors which limit the potential impact. These factors include the relatively flat terrain of the subject site, and relatively low rainfall intensities in the Central Valley. Areas subject to flooding have been identified in accordance with the Federal Emergency Management Act. The project site itself is located in Zone X (outside the 0.2% floodplain) and, as such, exposure to people or structures to a significant risk of loss/injury/death involving flooding due levee/dam failure and/or alteration of a watercourse, at this location is not an issue with respect to this project.

The current absorption patterns of water upon this property will not be altered as a part of this project; however, should new structures be built, current Public Works standards require that all of a project's storm water be maintained on-site.

This project was referred to the Regional Water Quality Control Board (RWQCB) who responded with standards of development and regulatory requirements that will be incorporated into this project's conditions of approval. As a result, impacts associated with drainage, water quality, and run-off are expected to have a less than significant impact.

Mitigation: None

References: Referral Response from the Central Valley Regional Water Quality Control Board dated July 24, 2018; Stanislaus County General Plan and Support Documentation¹

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

Discussion: The proposed project will not physically divide an established community. The project is within an existing residential area in the south Modesto area. Existing land use designations for the project site include a General Plan designation of LDR (Low Density Residential) and a zoning designation of R-1 (Single-Family Residential), which allows for a minimum parcel size of 5,000± square-feet when serviced by public water and sewer. The project proposes to create two parcels of 5,500± and 5,288± square-feet from a 10,788± square-foot site. The existing dwelling on Proposed Parcel 1 was constructed in 1951 and does not meet the current rear and side yard setback requirement of the R-1 zoning district. It is therefore considered to be legal non-conforming for zoning compliance purposes.

The project site is located within the City of Modesto's Sphere of Influence, and is designated as Residential in their General Plan Land Use Diagram. This project was circulated to the City of Modesto during the early consultation referral period, and they responded with comments regarding the minimum site area requirements. The parcel map has been adjusted to comply with the City of Modesto's requirements.

The proposed project will not conflict with any applicable habitat conservation plan or natural community conservation plan.

Mitigation: None

References: Referral Response from the City of Modesto dated July 16, 2018; Stanislaus County General Plan and Support Documentation¹

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

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?			X	
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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 Ceres Quad of the California Natural Diversity Database. There are no known significant resources on the site, nor is the project site located in a geological area known to produce resources.

Mitigation: None

References: Stanislaus County General Plan and Support Documentation¹

XII. NOISE -- Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			X	
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

Discussion: Proposed Parcel 1 is improved with a 1,900 square-foot house. Proposed Parcel 2 is improved with a 678 square-foot house and a 510 square-foot garage, both of which will be demolished prior to recording the final map. No new structures are proposed as a part of this project; however, upon project approval, the developer could build a single-family dwelling on Proposed Parcel 2, provided all development standards and California and County Code requirements can be met. New construction would result in a temporary increase in noise and, as such, a standard condition of approval will be added to the project to address the temporary increase in noise by limiting hours of construction. The project is not included in any airport land use compatibility plan, nor is it located near any private airports.

Mitigation: None

References: Stanislaus County General Plan and Support Documentation¹

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

Discussion: The proposed project will not create significant service extensions or result in construction of new infrastructure which could be considered as growth inducing. Currently, the area is served by City of Modesto for water and sewer. Proposed Parcel 1 is improved with a 1,900 square-foot house. Proposed Parcel 2 is improved with a 678 square-foot house and a 510 square-foot garage, both of which will be demolished prior to recording the final map. Approval of this project could result in construction of a single-family dwelling on Proposed Parcel 2. A maximum of one dwelling per parcel is permitted, which will result in less than significant impacts to population growth. No substantial displacement of existing homes or people will result as a part of this project.

Mitigation: None

References: Stanislaus County General Plan and Support Documentation¹

XIV. PUBLIC SERVICES --	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Would the project result in the substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
Fire protection?			X	
Police protection?			X	
Schools?			X	
Parks?			X	
Other public facilities?			X	

Discussion: The County has adopted Public Facilities Fees to address impacts to public services. School and Fire Facility Fees are determined by each district and collected to address impacts to these services. Any new dwellings or additional living space resulting from this project will be required to pay the applicable Public Facility Fees through the building permit process.

The Sheriff’s Department also uses a standardized fee for new dwellings that will be incorporated into the conditions of approval. Conditions of approval will be placed on the project to reflect development fees.

Mitigation: None

References: Stanislaus County General Plan and Support Documentation¹

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

Discussion: Proposed Parcel 1 is improved with a single-family dwelling. Proposed Parcel 2 is improved with a single-family dwelling and a detached garage, both of which will be demolished prior to recording the final map. Approval of this project could result in construction of a new single-family dwelling on Proposed Parcel 2. A maximum of one dwelling per parcel is permitted. The proposed project may result in a minimal increase in the use of nearby recreational facilities; however, the project will not result in the need for new or expanded recreational facilities. The project was referred to Parks and Recreation as part of the Early Consultation; however, no comments have been received to date.

Mitigation: None

References: Stanislaus County General Plan and Support Documentation¹

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

Discussion: According to the Federal Highway Administration, the average daily vehicle trips per household is 9.6, as a result of project approval and construction of maximum build-out (one dwelling per parcel), would equal to 19.2 potential trips per day. Access will be provided via Imperial Avenue and Seattle Street. It is not anticipated that the proposed project will have any significant impacts on transportation or traffic.

Imperial Avenue is classified as a 60' wide Local Road. The required half width of a local road is 30 feet on the parcel's side of the centerline. The existing right-of-way is 20 feet south of the centerline. The Department of Public Works has requested the remaining 10 feet of right-of-way be dedicated as an Irrevocable Offer of Dedication. This will be added as a condition of approval.

Mitigation: None

References: Referral response from the Department of Public Works dated August 1, 2018; Stanislaus County General Plan and Support Documentation¹

XVII. UTILITIES AND SERVICE SYSTEMS -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X	
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X	
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
g) Comply with federal, state, and local statutes and regulations related to solid waste?			X	

Discussion: The site currently maintains two single-family dwellings which are connected to the City of Modesto sewer and water services. The project was referred to the City of Modesto as part of the Early Consultation; however, no comments have been received to date with regards to potential impacts on wastewater.

Mitigation: None

References: Stanislaus County General Plan and Support Documentation¹

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

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

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

NEGATIVE DECLARATION

NAME OF PROJECT: Parcel Map Application No. PLN2018-0058 –
Mario Plascencia

LOCATION OF PROJECT: 400 Imperial Avenue, at the southwest corner of Imperial Avenue and Seattle Street, in the Modesto area.
APN: 056-047-054.

PROJECT DEVELOPERS: Mario Plascencia
P.O. Box 204
Empire, CA 95319

DESCRIPTION OF PROJECT: This is a request to create two parcels of 5,500± and 5,288± square-feet from a 10,788± square-foot parcel in the R-1 (Single-Family Residential) zoning district. Proposed Parcel 1 is improved with a 1,900 square-foot house. Proposed Parcel 2 is improved with a 678 square-foot house and a 510 square-foot garage, both of which will be demolished prior to recording the final map. Both residences receive sewer and water services from the City of Modesto. Access will be provided via Imperial Avenue and Seattle Street.

Based upon the Initial Study, dated **August 30, 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: Teresa McDonald, 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: PARCEL MAP APPLICATION NO. PLN2018-0058 MARIO PLASCENCIA

REFERRED TO:	RESPONDED			RESPONSE			MITIGATION MEASURES		CONDITIONS			
	2 WK	30 DAY	PUBLIC HEARING NOTICE	YES	NO	WILL NOT HAVE SIGNIFICANT IMPACT	MAY HAVE SIGNIFICANT IMPACT	NO COMMENT NON CEQA	YES	NO	YES	NO
CA DEPT OF FISH & WILDLIFE	X	X	X		X							
CA DEPT OF TRANSPORTATION DIST 10	X	X	X		X							
CA OPR STATE CLEARINGHOUSE	X	X	X	X				X		X		X
CA RWQCB CENTRAL VALLEY REGION	X	X	X	X				X		X		X
CITY OF: MODESTO	X	X	X	X				X		X	X	
COOPERATIVE EXTENSION	X	X	X	X				X		X		X
FIRE PROTECTION DIST: INDUSTRIAL	X	X	X		X							
IRRIGATION DISTRICT 1: MODESTO	X			X				X		X		X
IRRIGATION DISTRICT 2: TURLOCK		X	X	X				X		X		X
MOSQUITO DISTRICT: TURLOCK	X	X	X		X							
MT VALLEY EMERGENCY MEDICAL	X	X	X		X							
MUNICIPAL ADVISORY COUNCIL: SOUTH MODESTO	X	X	X		X							
PACIFIC GAS & ELECTRIC	X	X	X		X							
RAILROAD: UNION PACIFIC	X	X	X		X							
SAN JOAQUIN VALLEY APCD	X	X	X		X							
SCHOOL DISTRICT 1: MODESTO UNION HIGH	X	X	X		X							
SCHOOL DISTRICT 2: MODESTO CITY ELEMENTARY	X	X	X		X							
STAN CO AG COMMISSIONER	X	X	X		X							
STAN CO BUILDING PERMITS DIVISION	X	X	X	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 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							
TELEPHONE COMPANY: AT&T	X	X	X		X							
US MILITARY AGENCIES (SB 1462) (5 agencies)	X	X	X		X							