

STANISLAUS COUNTY PLANNING COMMISSION

September 5, 2024

STAFF REPORT

PARCEL MAP APPLICATION NO. PLN2024-0019 GOMEZ AND ESQUIVIAS

REQUEST: TO SUBDIVIDE A 1.1± ACRE PARCEL INTO TWO PARCELS OF 10,095± AND 37,739± SQUARE FEET IN SIZE, IN THE SINGLE-FAMILY RESIDENTIAL (R-1) ZONING DISTRICT.

APPLICATION INFORMATION

Applicant:	Benjamin Gomez and Gloria Esquivias
Property owner:	Benjamin Gomez and Gloria Esquivias
Agent:	Sudhir Chaudhary, Chaudhary & Associates, Inc.
Location:	902 California Avenue, between Seybold Avenue and the Modesto Irrigation District Lateral No. 5 Canal, in the Modesto area.
Section, Township, Range:	31-3-9
Supervisorial District:	Three (Supervisor Withrow)
Assessor's Parcel:	030-014-022
Referrals:	See Exhibit F Environmental Review Referrals
Area of Parcel(s):	1.1± acre
Water Supply:	City of Modesto
Sewage Disposal:	City of Modesto
General Plan Designation:	Low-Density Residential
Community Plan Designation:	N/A
Existing Zoning:	Single-Family Residential (R-1)
Sphere of Influence:	Modesto
Williamson Act Contract No.:	N/A
Environmental Review:	CEQA Guidelines Section 15183 (Consistency with a General Plan or Zoning for which an EIR was certified)
Present Land Use:	Single-family dwelling, detached barn, and detached garage.
Surrounding Land Use:	Modesto Irrigation District Lateral No. 5 Canal and Mark Twain Junior High School to the west; multi-family dwellings to the west and north; and single-family dwellings and the City of Modesto in all directions.

RECOMMENDATION

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

PROJECT DESCRIPTION

The project is a request to subdivide a 1.1± acre parcel into two parcels, 10,095± and 37,739± gross square feet in size, in the Single-Family Residential (R-1) zoning district. The current parcel receives both public sewer and water services from the City of Modesto. If approved, both proposed parcels will be connected to the available public sewer and water facilities from the City of Modesto. Proposed Parcel 1 is improved with a single-family dwelling and Proposed Parcel 2 is improved with an existing detached garage and barn; however, the existing garage is proposed to be demolished prior to recordation due to it being located over the proposed property line. If approved, the dwelling and barn will meet all setback and lot coverage requirements of the R-1 zoning district, and both proposed parcels will have access to public Seybold and California Avenues.

SITE DESCRIPTION

The site is located at 902 California Avenue, between Seybold Avenue and the Modesto Irrigation District Lateral No. 5 Canal, in the Modesto area. The site is located in the Local Agency Formation Commission (LAFCO) adopted Sphere of Influence (SOI) of the City of Modesto. The site is currently improved with a single-family dwelling, detached barn, and detached garage which is proposed to be demolished (see Exhibit B-7 – *Maps and Site Plan*).

The project site is surrounded by Modesto Irrigation District Lateral No. 5 Canal and Mark Twain Junior High School to the west; multi-family dwellings to the west and north; and single-family dwellings and the City of Modesto in all directions. A condition of approval was added to the project requiring an irrigation easement to proposed Parcel 1 from MID's Lateral No. 5 be dedicated prior to recording the parcel map.

ISSUES

Proposed Parcel 1 is improved with a single-family dwelling and Proposed Parcel 2 is improved with an existing detached garage and barn. The applicant proposes to demolish the existing garage prior to recordation of the parcel map due to it being located over the proposed property line. The applicant proposed to leave the existing detached barn on proposed Parcel 2, which would be the only structure on the parcel. However, pursuant to Stanislaus County Zoning Ordinance Section 21.28.020(B) of the Single-Family Residential District (R-1) zoning ordinance, accessory buildings are only permitted when normally incidental to single-family residences. Because the existing barn is an accessory structure to the on-site residence and will be located on a separate parcel after subdivision, Condition of Approval No. 13 has been added to the project requiring both the barn and garage to be demolished prior to recording of the map. If a building permit for a single-family dwelling on proposed Parcel 2 is finalized prior to recording of the map, the barn would be permitted as an accessory structure and could remain on the parcel.

No other 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 existing Single-Family Residential (R-1) zoning and the proposed project would be consistent with this designation as the proposed use of the land is for single-family dwellings.

Goal Five, Policy 26, Implementation Measure 1 of the Stanislaus County General Plan states that all discretionary development proposals within the SOI or areas of specific designation of a city 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. 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 site lies within the LAFCO adopted SOI for the City of Modesto. The project was referred to the City of Modesto, who responded on August 14, 2024 and did not express any concerns with the proposed project.

Staff’s evaluation of the proposed project finds the proposed parcel map to be in conformance with the General Plan.

ZONING AND SUBDIVISION ORDINANCE CONSISTENCY

The site is currently zoned Single-Family Residential (R-1) which allows for a minimum building site area of 5,000 square-feet when serviced by public sewer and water. The Stanislaus County Subdivision Ordinance, Section 20.52.130 – Lots – Width and depth, requires a minimum lot width of 55 feet for interior lots and a minimum lot depth of 80 feet. Section 21.52.160 – Lots – Width to Depth Ratio also stipulates that the depth of lots cannot exceed the road frontage by more than three times where the total frontage is less than 300 feet. The project as proposed meets these requirements.

The proposed project is not proposing any residential development but could develop with a total of one single-family dwelling, one accessory dwelling unit, and one junior accessory dwelling unit on each newly created parcel, as permitted by the County’s R-1 zoning district. Should the parcels develop in the future each proposed parcel would be served by public sewer and water from the City of Modesto and will have access to public Seybold and California Avenues.

ENVIRONMENTAL REVIEW

The California Environmental Quality Act (Section 21000, et seq. of the California Public Resources Code, hereafter CEQA) requires analysis of agency approvals of discretionary “projects.” A project under CEQA, is defined as “the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.” The proposed project is a project under CEQA.

Staff has reviewed the proposed action and has identified that no further analysis is required pursuant to CEQA Guidelines Section 15183 (Consistency with a General Plan, Community Plan, Zoning Ordinance for which an EIR was certified). State CEQA Guidelines Section 15183 provides that projects that are consistent with the development density and intensity established by existing zoning, community plan, or general plan policies for which an Environmental Impact Report (EIR) has been certified “shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site.”

A project-specific CEQA Guidelines Section 15183 Consistency Checklist has been prepared for this parcel map request to determine if the project, and any resulting development, is consistent with Stanislaus County’s 2016 General Plan Update (GPU) EIR (see Exhibit D – *CEQA Guidelines Section 15183 Consistency Checklist*). The GPU incorporated all feasible mitigation measures identified in the EIR in the form of goals, objectives, policies, action items and programs. All applicable policies and implementation measures identified in the GPU EIR have been applied to this request as conditions of approval or will be applied to any resulting development as part of standard development processes. As reflected in the consistency checklist any resulting development associated with the proposed parcel split will be consistent with the density and intensity established by the R-1 zoning district. Therefore, because any development resulting from the proposed parcel split is subject to the uses allowed in the R-1 zoning district, there are no effects peculiar to the project or project site or substantial new information that would result in new or more severe adverse impacts than discussed in the EIR certified on August 23, 2016 for the GPU.

As part of the environmental review process, the proposed project was circulated to interested parties and responsible agencies for review and comment and no significant issues were raised (see Exhibit F – *Environmental Review Referrals*). Conditions of approval reflecting referral responses have been placed on the project (see Exhibit C – *Conditions of Approval*).

Contact Person: Marcus Ruddicks, Assistant Planner, (209) 525-6330

Attachments:

- Exhibit A – Findings and Actions Required for Project Approval
- Exhibit B – Maps and Tentative Parcel Map
- Exhibit C – Conditions of Approval
- Exhibit D – CEQA Guidelines Section 15183 Consistency Checklist
- Exhibit E - Notice of Exemption
- Exhibit F – Environmental Review Referrals
- Exhibit G – Levine Act Disclosure Statement

Findings and Actions Required for Project Approval

1. Find that:
 - a. No further analysis under California Environmental Quality Act (CEQA) is required pursuant to CEQA Guidelines Section 15183 (Consistency with a General Plan, Community Plan or Zoning Ordinance for which an Environmental Impact Report [EIR] was prepared), on the basis of the whole record, including any comments received in response to the environmental review referral.
 - b. The project is consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified.
 - c. There are no project specific effects which are peculiar to the project or its site, and which the 2016 Stanislaus County General Plan Update (GPU) EIR failed to analyze as significant effects.
 - d. There are no potentially significant off-site and/or cumulative impacts which the GPU EIR failed to evaluate.
 - e. There is no substantial new information which results in more severe impacts than anticipated by the GPU EIR.
 - f. The project will undertake feasible mitigation measures specified in the GPU EIR.
 - g. The project is exempt from CEQA as per CEQA Guidelines Section 15061, Common Sense Exemption.
2. Order the filing of a Notice of Exemption with the Stanislaus County Clerk Recorder's Office pursuant to CEQA Guidelines Section 15061.
3. Find that:
 - a. The proposed Parcel map is consistent with applicable general and specific plans as specified in Section 65451 of California Code, Government Code.
 - b. The design or improvement of the proposed parcel map 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 designs of the parcel map or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish and wildlife or their habitat.
 - f. The design of the parcel map or type of improvements is 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.
 - 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 Application No. PLN2024-0019– Gomez and Esquivias, subject to the attached Conditions of Approval.

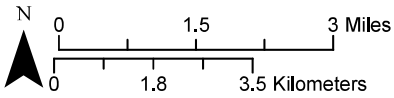
GOMEZ AND ESQUIVIAS

PM PLN2024-0019

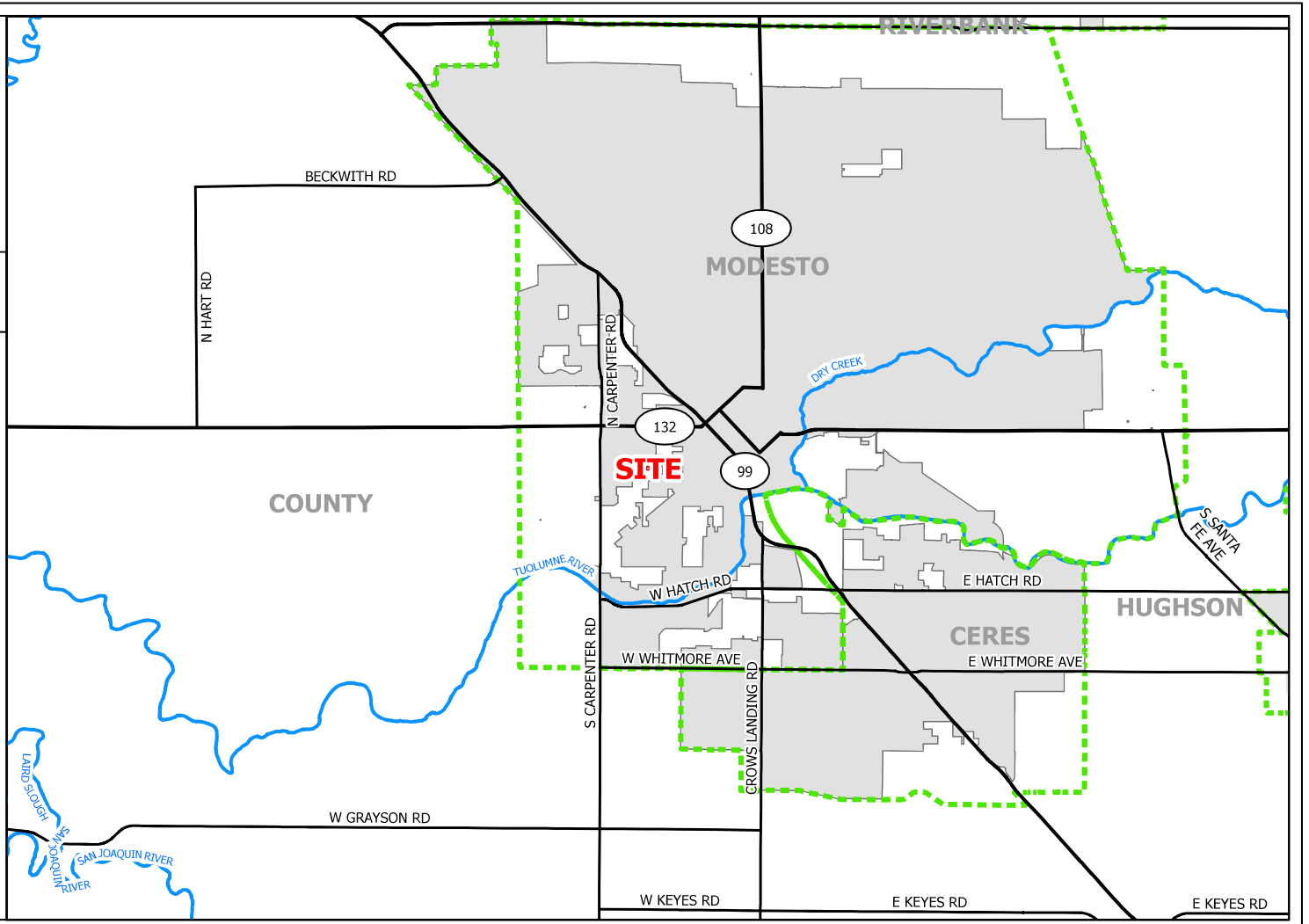
AREA MAP

LEGEND

-  Project Site
-  Highway
-  Major Road
-  River
-  Sphere of Influence



Source: Planning Department GIS Date Exported: 4/3/2024



GOMEZ AND ESQUIVIAS

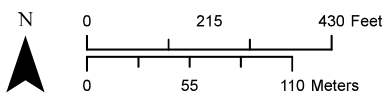
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PLN2024-0019

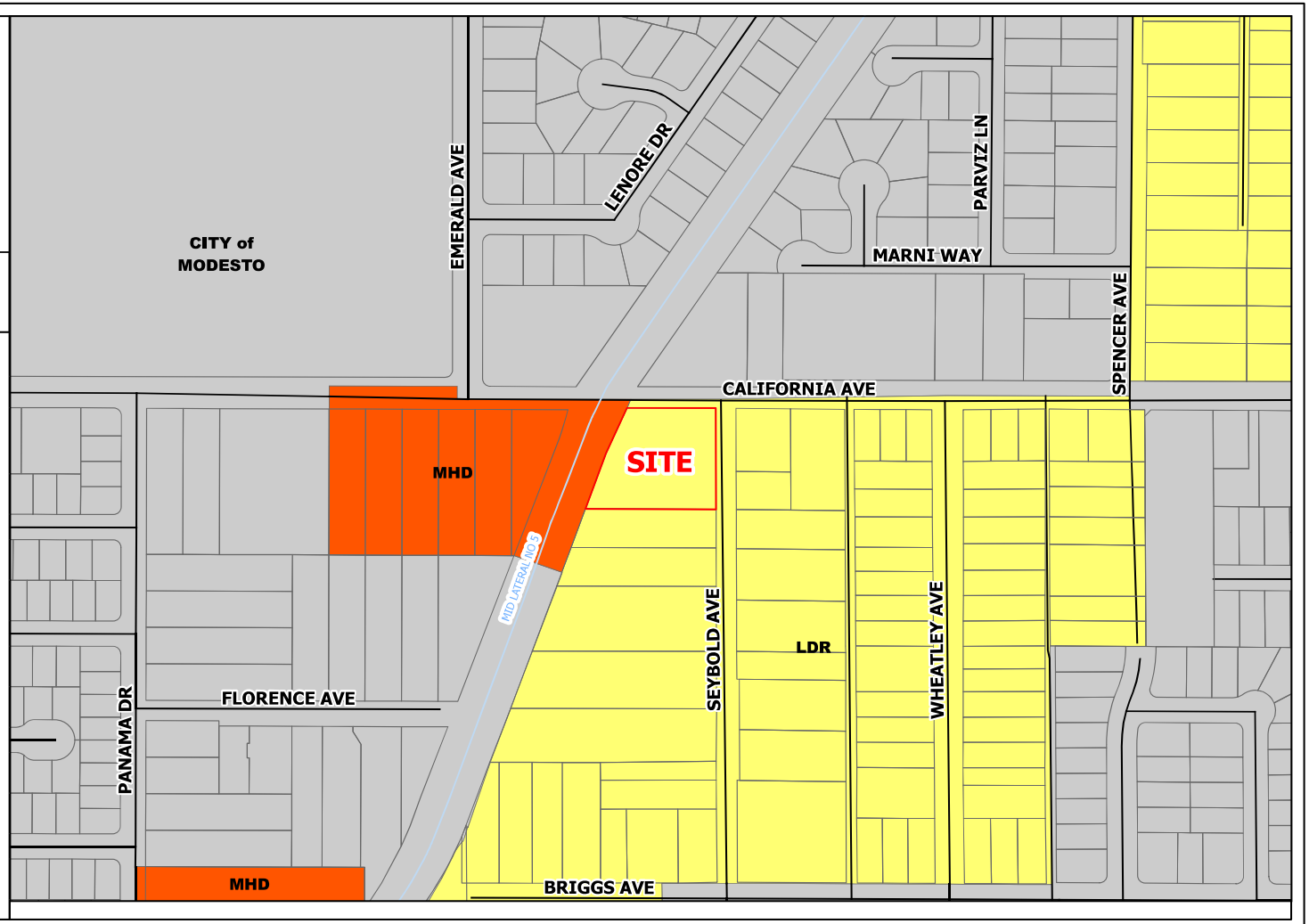
GENERAL PLAN

LEGEND

- Project Site
- Parcel
- City
- Residential - Low Density (LDR)
- Residential - Medium/High Density (MHD)
- Street
- Canal



Source: Planning Department GIS Date Exported: 8/15/2024











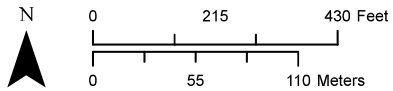
GOMEZ AND ESQUIVIAS

PM PLN2024-0019

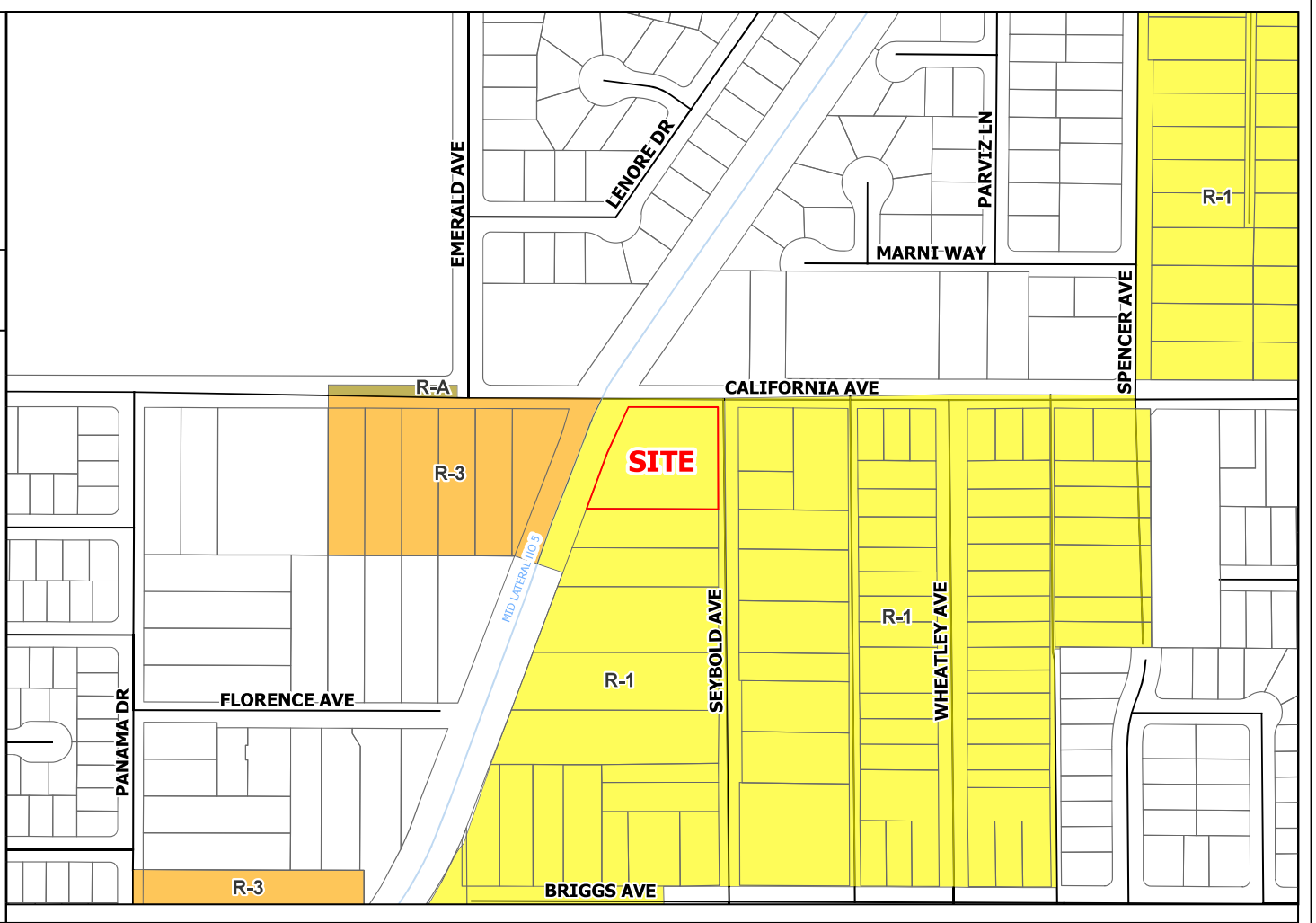
ZONING

LEGEND

-  Project Site
-  Parcel
-  City
-  Single Family Residential (R-1)
-  Multiple Family (R-3)
-  Rural Residential (R-A)
-  Canal
-  Street



Source: Planning Department GIS Date Exported: 8/15/2024

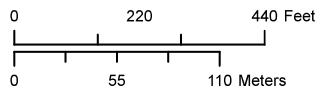


GOMEZ AND ESQUIVIAS PM PLN2024-0019

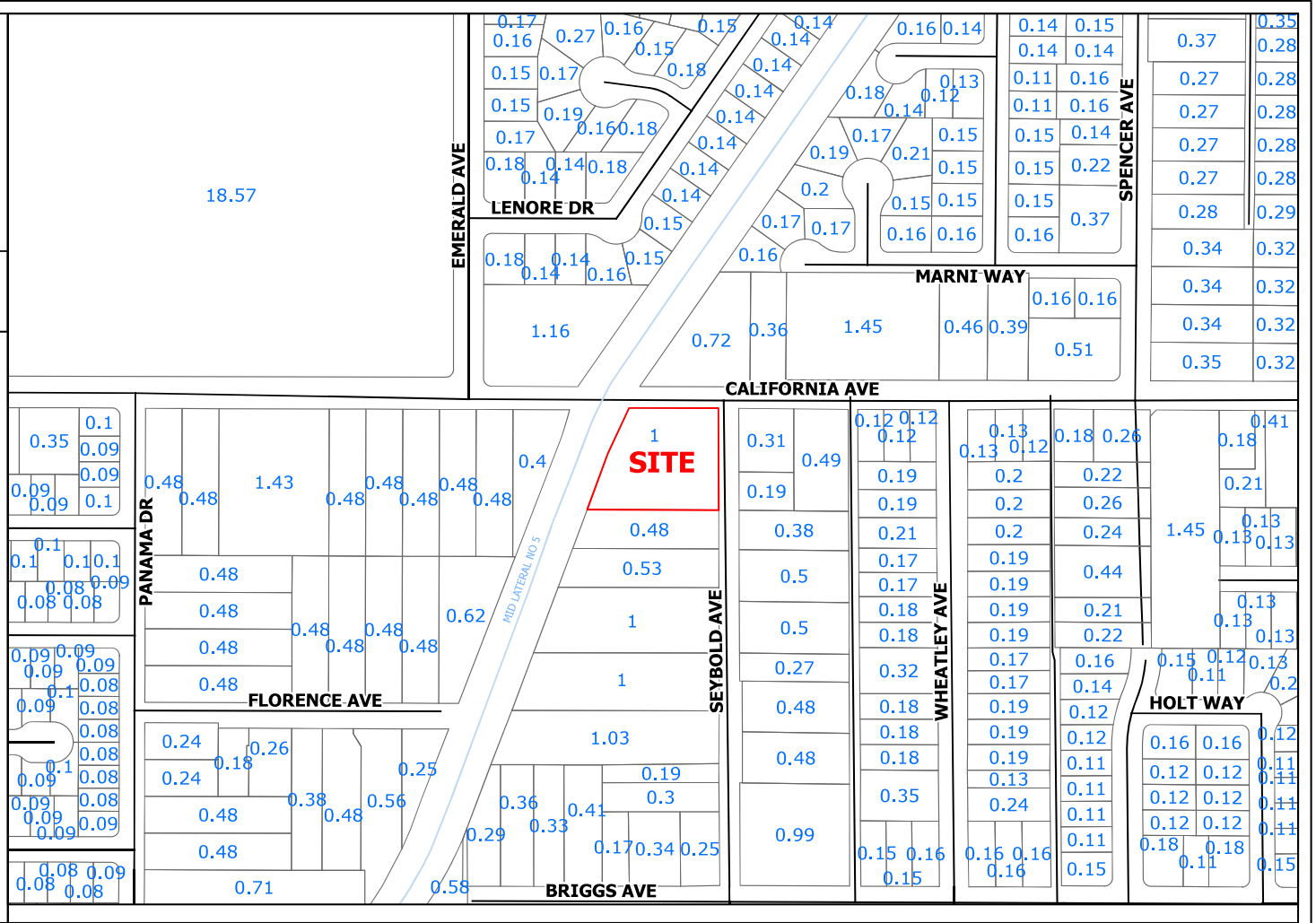
ACREAGE MAP

LEGEND

- Project Site
- Parcel
- Acres
- Canal
- Street



Source: Planning Department GIS Date Exported: 8/15/2024








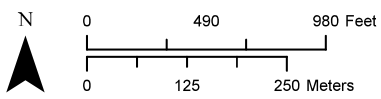
GOMEZ AND ESQUIVIAS

PM
PLN2024-0019

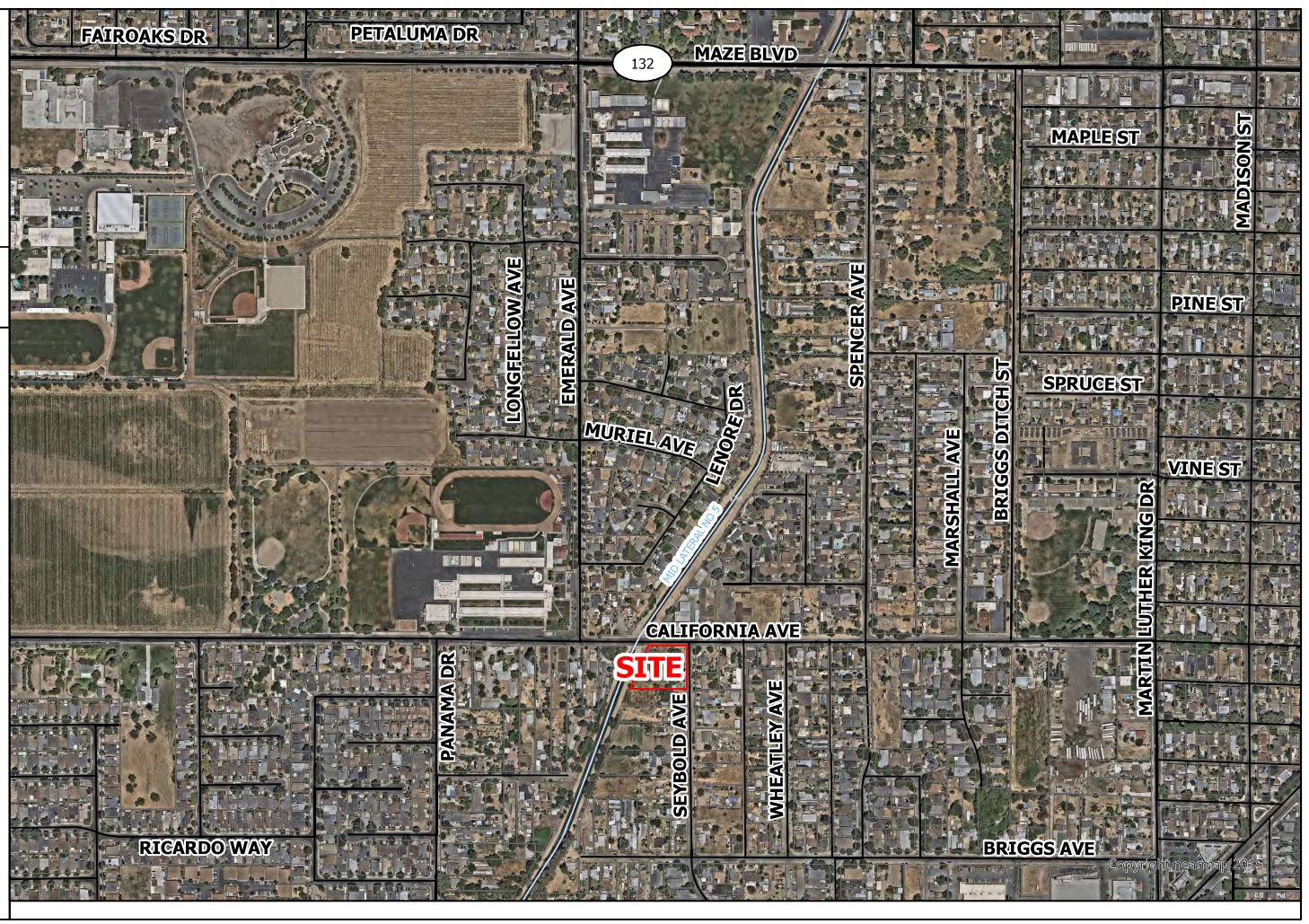
2023 AERIAL AREA MAP

LEGEND

-  Project Site
-  Parcel
-  Highway
-  Street
-  Canal



Source: Planning Department GIS Date Exported: 8/15/2024







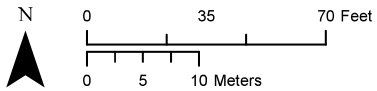
GOMEZ AND ESQUIVIAS

PM
PLN2024-0019

2023 AERIAL SITE MAP

LEGEND

-  Project Site
-  Parcel
-  Canal
-  Street



Source: Planning Department GIS

Date Exported: 8/15/2024



TENTATIVE PARCEL MAP

902 CALIFORNIA AVENUE

CITY OF MODESTO (UNINCORPORATED) STANISLAUS COUNTY CALIFORNIA



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LEGEND

SYMBOL	DESCRIPTION
	HINGE LINE/TOP/TOE
	CONCRETE V-DITCH
	GRADED SWALE
	CONTOUR LINES
	DAYLIGHT LINE/LIMIT OF GRADING
	PROPERTY LINE/ BOUNDARY / RIGHT-OF-WAY
	EASEMENT LINE
	CENTERLINE (E)
	FENCE (CHAIN LINK)
	DRIVEWAY
	CURB, GUTTER & SIDEWALK
	RETAINING WALL (AS DESCRIBED) *// SUB-DRAIN
	CITY STANDARD BARRICADE
	WATER LINE AND VALVE
	SANITARY SEWER LINE AND MANHOLE OR CLEANOUT
	STORM DRAIN LINE AND MANHOLE
	4\"/>
	WATER LATERAL / METER
	SANITARY SEWER CLEANOUT (SSCO)
	AREA DRAIN WITH SUMP BOTTOM (NOS 1212 OR APPROVED EQUAL)
	FLAT DRAIN INLET AS SPECIFIED
	FIRE HYDRANT
	STREETLIGHT STANDARD WITH MAST ARM AND LUMINAIRE (ELECTROLUX)
	PULL BOX (AS NOTED)
	ELECTRICAL CONDUIT
	GAS MAIN
	TELEPHONE CONDUIT
	STREET MONUMENT
	BOLLARD
	JOINT POLE w/ QTY ANCHOR
	PERCENT GRADE
	VERTICAL GRADE BREAK (PROFILE)
	BIO-RETENTION AREA NUMBER
	TREE

ABBREVIATIONS

AB	AGGREGATE BASE	N/B	NORTH BOUND
AC	ASPHALT CONCRETE	P	PAD
AD	AREA DRAIN	PA	PLANTER AREA
BC	BEGIN CURVE	PL, P/L	PROPERTY LINE
BN	BENCHMARK	PCC	POINT OF COMPOUND CURVATURE
BMP	BEST MANAGEMENT PRACTICE	PERF	PERFORMED
BOT	BOTTOM	PREE	PRIVATE INGRESS & EGRESS EASEMENT
BSW	BACK OF SIDEWALK	PRI	POINT OF REVERSE CURVATURE
BVC	BEGIN VERTICAL CURVE	PROJ	PROJECTED
BW	BOTTOM OF WALL (EXPOSED)	POSE	PRIVATE STORM DRAIN EASEMENT
CL	CENTER LINE	PUE	PUBLIC UTILITY EASEMENT
CB	CATCH BASIN	PV	PAVEMENT/ASPHALT GRADE
CD	CLEAN OUT	PVI	POINT OF VERTICAL INTERSECTION
CR	CURB RETURN	R	RADIUS OF CURVE
DI	DRAIN INLET	Δ	INCLUDED ANGLE OF CURVE
DS	ROOF DOWN SPOUT	L	ARC LENGTH OF CURVE
EC	END CURVE	RCP	REINFORCED CONCRETE PIPE
EL	ELEVATION	RM	RM ELEVATION
EP	EDGE OF PAVEMENT	R/W	RIGHT OF WAY
EVC	END VERTICAL CURVE	S	SLOPE
EX	EXISTING	S/B	SOUTH BOUND
EMV	EMERGENCY VEHICLE ACCESS SEGMENT	SD	STORM DRAIN
F/C	FACE OF CURB	SSCO	STORM DRAIN CLEANOUT
FDC	FIRE DEPARTMENT CONNECTION	SD	STORM DRAIN EASEMENT
FT	FINISHED FLOOR	SDM	STORM DRAIN MANHOLE
FG	FINISHED GRADE	SE	SIDEWALK EASEMENT
FH	FIRE HYDRANT	SF	SQUARE FEET
FL	FLOW LINE	S/O	SIDE OPENING
FOG LN	FOG LINE (WHITE STRIPE)	SS	SANITARY SEWER
GB	GRADE BREAK	SSE	SANITARY SEWER EASEMENT
G	GREASE INTERCEPTOR	SSCO	SANITARY SEWER CLEANOUT
GM	GAS METER	SSM	SANITARY SEWER MANHOLE
GR	GRATE ELEVATION	STD	STANDARD
HP	HIGH POINT	TB	TOP OF BEAM
IRR	IRRIGATION	TC	TOP OF CURB
J	JOINT TRENCH	TCM	TREATMENT CONTROL MEASURE
LF	LINEAL FEET	TW	TOP OF WALL
LIP	LIP OF GUTTER	TY	TYPICAL
LP	LOW POINT	VC	VERTICAL CURVE
MAX	MAXIMUM	W	WATER LINE
MH	MANHOLE	WM	WATER METER

PROJECT GENERAL NOTES (cont):

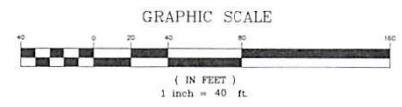
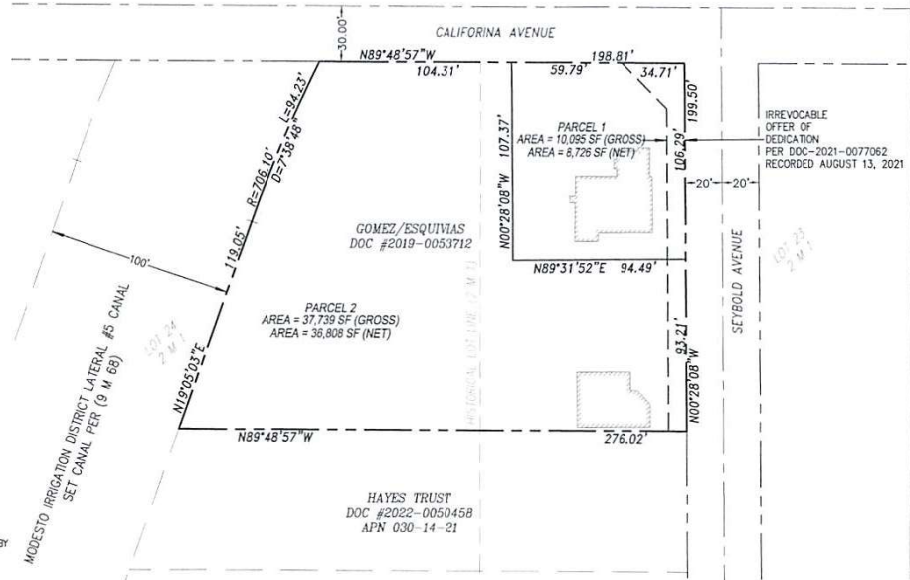
- EXISTING ZONING: RESIDENTIAL (R-1)
- PROPOSED ZONING: RESIDENTIAL (R-1)
- SETBACKS: FRONT - 15 FEET
SIDE/REAR - 5 FEET
- WATER SYSTEM: CITY OF MODESTO
- SEWER SYSTEM: CITY OF MODESTO
- STORM DRAIN SYSTEM: CITY OF MODESTO
- ELECTRIC: MODESTO IRRIGATION DISTRICT
- GAS: PACIFIC GAS & ELECTRIC (P.G.&E.)
- TOPOGRAPHY: EXISTING TOPOGRAPHY AS SHOWN IS PER FIELD SURVEY DONE BY STERLING CONSULTANTS IN MAY, 2023
- BOUNDARY: BOUNDARY AS SHOWN IS BASED ON A FIELD SURVEY DONE BY STERLING CONSULTANTS.
- FLOOD ZONE: ZONE-X; PANEL-0609900325E
- DIMENSIONS: LOT DIMENSIONS (SHOWN TO NEAREST TENTH OF A FOOT) AND AREAS SHOWN HEREIN ARE APPROXIMATE AND SUBJECT TO MINOR CHANGES DURING FINAL DESIGN.
- UTILITIES: ALL PROPOSED UTILITIES SHALL BE PLACED UNDERGROUND. ALL STORM DRAINS, SANITARY SEWERS AND WATER MAINS SHALL ADHERE TO MINIMUM SIZES & SLOPES PER THE GOVERNING AGENCIES.

PROJECT GENERAL NOTES:

- OWNER/DEVELOPER: BENJAMIN P GOMEZ & GLORIA R ESQUINAS
902 CALIFORNIA AVE
MODESTO, CA 95351
- CML ENGINEER: STERLING CONSULTANTS
46560 FREMONT BOULEVARD, SUITE 205
FREMONT, CA 94538
CONTACT: DILIP S. KRISHNANI, P.E., QSD
TEL: 510-344-8956
- SITE AREA: 47,824 SF (1.098 ACRES)
- NUMBER OF PARCELS: 2 FOR SALE PARCELS
- PARCEL AREAS: PARCEL 1 = 10,095 SF
PARCEL 2 = 37,739 SF

SHEET INDEX

SHEET NO.	DESCRIPTION
TM1	TITLE SHEET - NOTES & SUBDIVISION PLAN
TM2	EXISTING CONDITIONS & PRELIMINARY DEMOLITION PLAN
TM3	PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN



DATE: DEC 29, 2023	PREPARED BY: OR UNDER THE DIRECTION OF
SCALE: AS NOTED	
DRAWN: DSK	
DESIGNED: DSK	
ENGINEER: DSK	
MANAGER: DSK	PREPARED BY: STERLING CONSULTANTS 46560 FREMONT BOULEVARD, SUITE NO. 205 FREMONT, CA 94538 1sterlingeng@sterlingcs.com PHONE: 510.344.8955

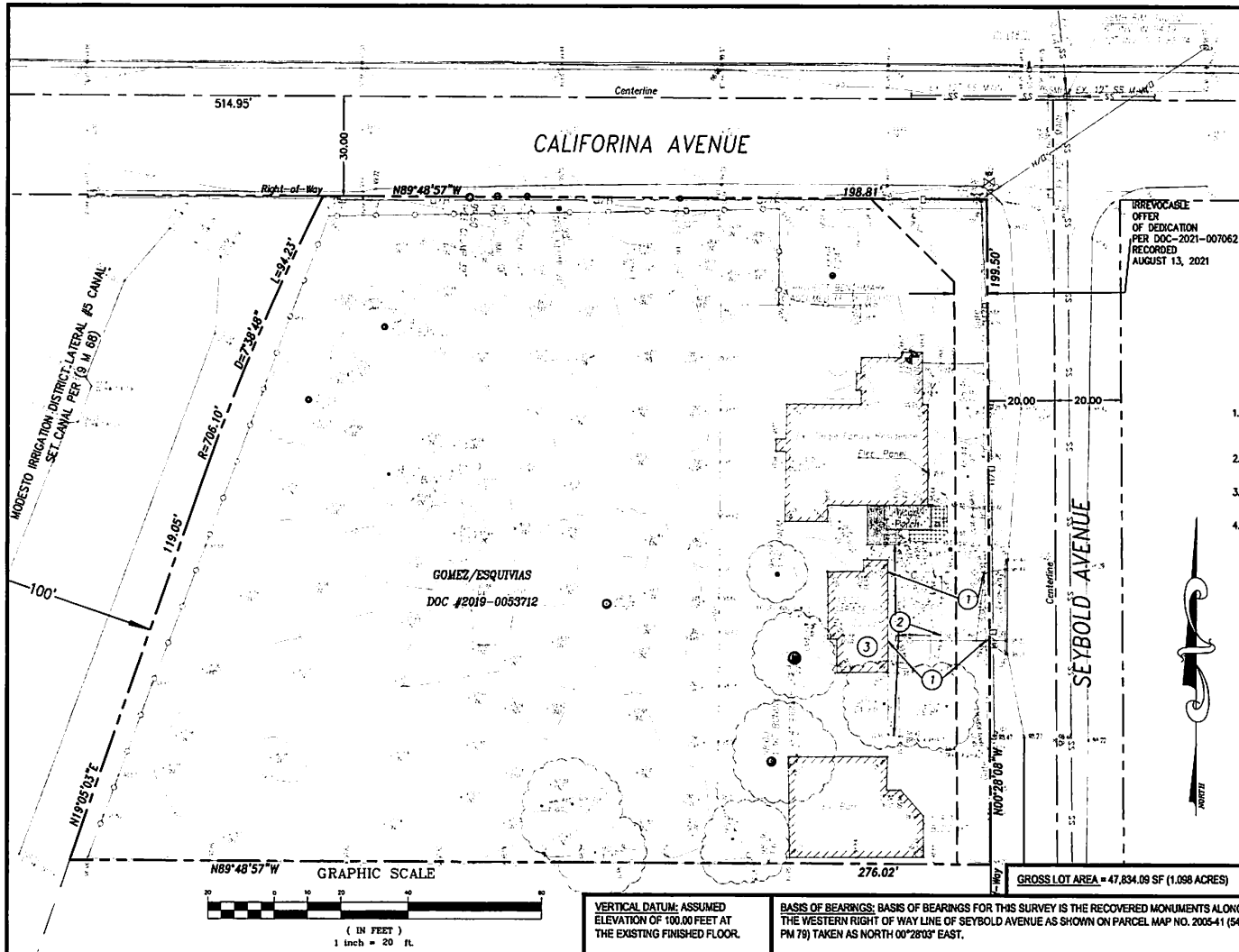
PREPARED FOR:
BENJAMIN PEREZ GOMEZ & GLORIA ROMO ESQUIVIAS
 902 CALIFORNIA AVENUE
 MODESTO, CA 95351
 TEL:

APN: 030-014-022
 902 CALIFORNIA AVENUE
TENTATIVE PARCEL MAP
TITLE SHEET - NOTES & SUBDIVISION PLAN
 CITY OF MODESTO (UNINCORPORATED) COUNTY OF STANISLAUS CALIFORNIA

SHEET NO. **TM1**
 1 of 3 SHEETS
 JOB NO. 2023-053

13

EXHIBIT B-6



DEMOLITION LEGEND

- PROPERTY LINE
- - - SAWCUT LINE
- ⊙ EX. TREE WITH GROUND ELEV., DBH.
- ✪ REMOVE EXISTING TREE
- ▨ REMOVE EXISTING AC/CONC./BUILDING

REMOVAL NOTES

- ① REMOVE EXISTING FENCE
- ② REMOVE EXISTING CONCRETE
- ③ REMOVE EXISTING BUILDING

DEMOLITION NOTES

1. DEVELOPER'S CONTRACTOR SHALL OBTAIN A DEMOLITION PERMIT FROM CITY OF MODESTO/COUNTY OF STANISLAUS' BUILDING DEPARTMENT PRIOR TO START OF DEMOLITION.
2. THE PROPERTY LINE SHALL BE THE LIMITS OF DEMOLITION UNDER THE GRADING PERMIT.
3. CONTRACTOR SHALL COORDINATE UTILITY DISCONNECTIONS WITH THE RESPECTIVE UTILITY AGENCIES PRIOR TO START OF DEMOLITION ON THE SITE.
4. UTILITIES TO BE ABANDONED WITHIN THE AREAS OF PROPOSED IMPROVEMENTS SHALL BE REMOVED IN THEIR ENTIRETY OR ABANDONED IN PLACE PER RECOMMENDATIONS OF THE PROJECT SOILS REPORT.

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SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYORS' ACT AT THE REQUEST OF BENJAMIN GOMEZ IN MAY 2023.



DAN S. SCOTT III, PLS 7840 DATE

DATE: DEC 29, 2023					
SCALE: AS NOTED					
DRAWN: DSK					
DESIGNED: DSK					
ENGINEER: DSK					
MANAGER: DSK					
	NO.	BY	DATE	REVISIONS	CITY APPR

PREPARED BY, OR UNDER THE DIRECTION OF

PREPARED BY:

STERLING CONSULTANTS

46560 FREMONT BOULEVARD, SUITE NO. 205
FREMONT, CA 94538
1sterlingconsultants@gmail.com PHONE: 510.344.8955

PREPARED FOR:

BENJAMIN PEREZ GOMEZ & GLORIA ROMO ESQUIVIAS
902 CALIFORNIA AVENUE
MODESTO, CA 95351
TEL:

APN: 030-014-022

902 CALIFORNIA AVENUE

TENTATIVE PARCEL MAP
EXISTING CONDITIONS & PRELIMINARY DEMOLITION PLAN

CITY OF MODESTO (UNINCORPORATED) COUNTY OF STANISLAUS CALIFORNIA

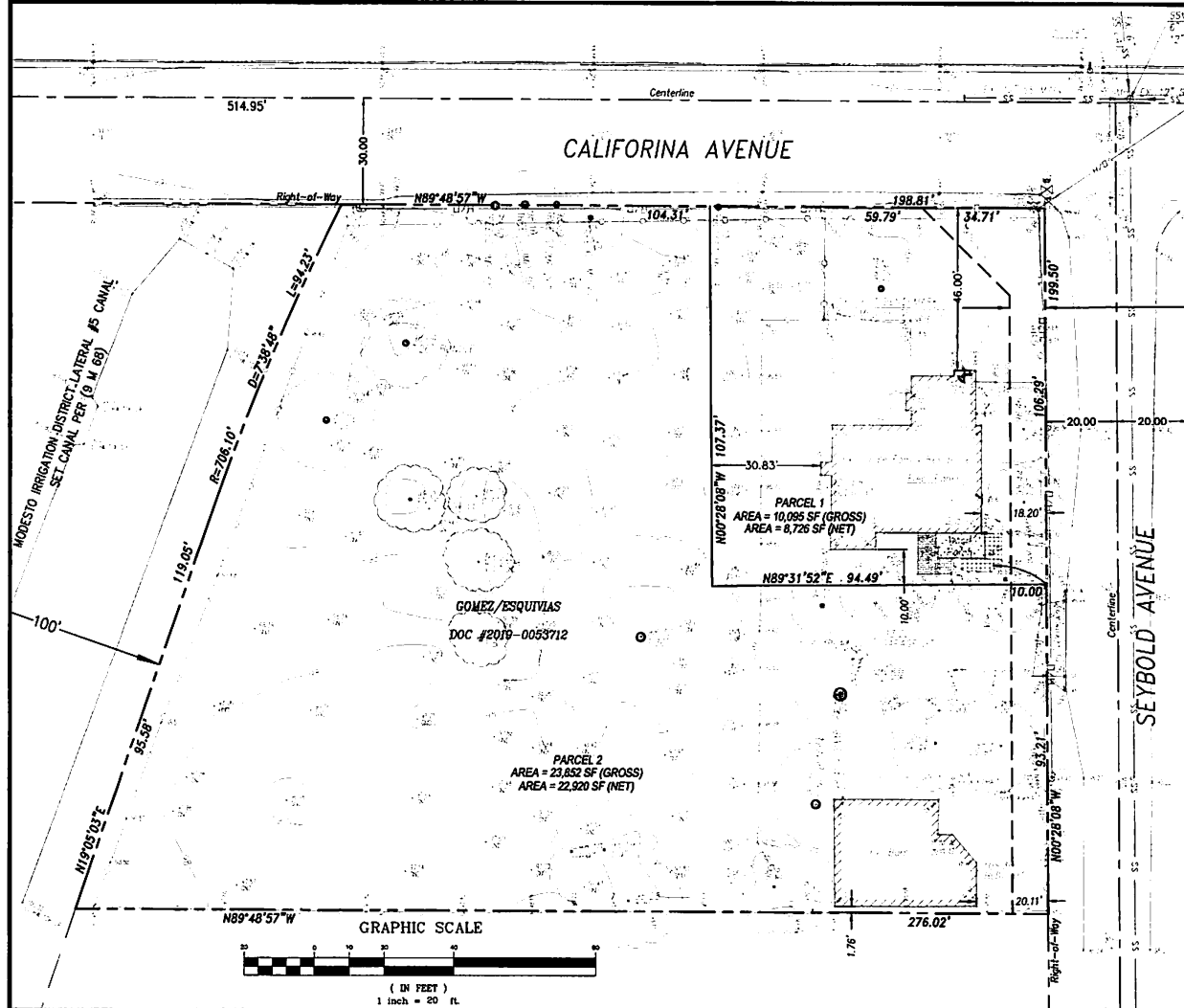
SHEET NO.

TM2

2 of 3 SHEETS

JOB NO.
2023-053

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REVOCABLE
 OFFER
 OF DEDICATION
 PER DOC-2021-007062
 RECORDED
 AUGUST 13, 2021

GRADING NOTES:

1. SITE GRADING & EXCAVATIONS SHALL ADHERE TO ALL RECOMMENDATIONS CONTAINED IN THE PROJECT GEOTECHNICAL REPORT.
2. ALL GRADES SHOWN ARE FINISHED GRADES, UNLESS OTHERWISE NOTED.
3. ALL CUT AND FILL SLOPES AT THE BOUNDARY LINES SHALL BE CONSTRUCTED IN SUCH A MANNER THAT ADJACENT FENCES WILL NOT BE DAMAGED. GRADING SHALL CONFORM AT BOUNDARY LINES.
4. ALL CUT SLOPES SHALL BE ROUNDED TO MEET EXISTING GRADES AND BLEND WITH SURROUNDING TOPOGRAPHY. ALL GRADED SLOPES OVER FIVE FEET IN HEIGHT SHALL BE PLANTED WITH SUITABLE GROUND COVER.
5. DURING GRADING OPERATIONS, THE CONTRACTOR SHALL IMPLEMENT DUST CONTROL MEASURES BOTH ON-SITE. STREETS SHALL BE SWEEP PER REQUIREMENTS SPECIFIED IN BLUEPRINT FOR CLEAN BAY.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF SAID GRADING QUANTITIES PRIOR TO THE START OF THE GRADING OPERATION. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR DISTRIBUTE ANY EXCESS MATERIAL OR SUPPLY MATERIAL FOR DEFICIENCIES TO BRING PAVEMENT OR LOTS TO REQUIRED GRADE. CLARIFICATION OF GRADING SHALL BE DONE BY THE ENGINEER.
7. WASTEWATER GENERATED DURING CONSTRUCTION SHALL NOT BE DISCHARGED TO THE STORM DRAIN SYSTEM. THIS INCLUDES WASTE FROM PAINTING, SAWCUTTING, CONCRETE WORK, ETC. THE CONTRACTOR SHALL MAKE ARRANGEMENTS TO ELIMINATE DISCHARGES TO THE STORM DRAIN SYSTEM AND, IF NECESSARY, PROVIDE AN AREA FOR ON-SITE WASHING ACTIVITIES DURING CONSTRUCTION. MATERIALS WHICH COULD CONTAMINATE STORM RUNOFF SHALL BE STORED IN AREAS WHICH ARE DESIGNED TO PREVENT EXPOSURE TO RAINFALL AND TO NOT ALLOW STORM WATER TO RUN ONTO THE AREA.
8. FLUSHING OF STREETS/PARKING LOTS TO REMOVE DIRT AND CONSTRUCTION DEBRIS IS PROHIBITED UNLESS PROPER SEDIMENT CONTROLS ARE USED. AREAS REQUIRING CLEANING SHOULD BE SWEEP.
9. WHERE UNSTABLE OR UNSUITABLE MATERIALS ARE ENCOUNTERED DURING SUBGRADE PREPARATION, THE AREA IN QUESTION SHALL BE OVER EXCAVATED AND REPLACED BY SELECT BACKFILL MATERIAL AS NEEDED.
10. WHERE ABANDONED UNDERGROUND STRUCTURES ARE ENCOUNTERED IN THE STREET AREAS, REMOVE TO SUFFICIENT DEPTH TO ALLOW UNDERGROUND LINES TO CROSS. BACKFILL AND COMPACT DURING ROUGH GRADING. THE INSPECTOR MAY REQUIRE FURTHER WORK TO BE DONE IF VISUAL INSPECTION INDICATES SO DURING CONSTRUCTION.
11. PRIOR TO ANY GRADING, DEMOLITION OF THE SITE SHOULD BE COMPLETED. DEMOLITION SHOULD INCLUDE THE COMPLETE REMOVAL OF ALL SURFACE AND SUBSURFACE STRUCTURES, IF ANY OF THE FOLLOWING ARE ENCOUNTERED: TREE ROOT SYSTEMS, CONCRETE, SEPTIC TANKS, GAS OR OIL TANKS, STORM INLETS, IRRIGATION PIPES, FOUNDATIONS, ASPHALT, DEBRIS AND TRASH. THESE SHOULD ALSO BE REMOVED, WITH THE EXCEPTION OF ITEMS SPECIFIED BY THE OWNER FOR SALVAGE.
12. EARTHWORK QUANTITIES IF SHOWN ON THESE PLANS ARE APPROXIMATE ESTIMATED QUANTITIES AND ARE FURNISHED FOR THE CITY OF MODESTO'S INFORMATION ONLY. THE ACTUAL AMOUNT MAY VARY DEPENDING ON COMPACTION, CONSOLIDATION, STRIPPING AND THE CONTRACTOR'S METHOD OF OPERATION.
13. ALL NEW/UPGRADED UTILITIES SHALL BE INSTALLED UNDERGROUND.



15

EXHIBIT B-8

DATE: DEC 29, 2023					
SCALE: AS NOTED					
DRAWN: DSK					
DESIGNED: DSK					
ENGINEER: DSK					
MANAGER: DSK	NO.	BY	DATE	REVISIONS	CITY APPR

PREPARED BY, OR UNDER THE DIRECTION OF

PREPARED BY:

STERLING CONSULTANTS

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 FREMONT, CA 94538
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PREPARED FOR:

BENJAMIN PEREZ GOMEZ &
 GLORIA ROMO ESQUIVIAS
 902 CALIFORNIA AVENUE
 MODESTO, CA 95351
 TEL:

APN: 030-014-022

902 CALIFORNIA AVENUE

TENTATIVE PARCEL MAP
PRELIMINARY GRADING, DRAINAGE & UTILITY PLAN

CITY OF MODESTO (UNINCORPORATED) COUNTY OF STANISLAUS CALIFORNIA

SHEET NO.

TM3

3 of 3 SHEETS

JOB NO.
 2023-053

CONDITIONS OF APPROVAL

PARCEL MAP APPLICATION NO. PLN2024-0019 GOMEZ AND ESQUIVIAS

Department of Public Works

1. The recorded parcel map shall be prepared by a licensed land surveyor or a registered civil engineer licensed to practice land surveying in California.
2. All structures not shown on the parcel map shall be removed prior to the parcel map being recorded.
3. All structures shown on the parcel map that are on lot lines shall be removed prior to the parcel map being recorded.
4. Prior to the recording of the parcel map the new parcels shall be surveyed and fully monumented.
5. The developer will be required to install or pay for the installation of any signs and/or markings, if warranted.
6. An encroachment permit is required to be issued prior to the issuance of any building permit. The encroachment permit will be for driveway approaches at all points of ingress and egress on the project site and any other work done within the County right-of-way.

Department of Planning and Community Development

7. The Department of Planning and Community Development shall file a Notice of Exemption and record a Notice of Administrative Conditions and Restrictions (NOAC&R) with the County Clerk-Recorder's Office within 30 days of project approval. The NOAC&R includes: Conditions of Approval; and a project area map. Prior to filing, 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 **\$57.00**, made payable to Stanislaus County, for the payment of Clerk-Recorder filing fee.
8. 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.
9. 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.
10. 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.

11. Any construction resulting from this project shall comply with standardized dust controls adopted by the San Joaquin Valley Air Pollution Control District (SJVAPCD) and may be subject to additional regulations/permits, as determined by the SJVAPCD.
12. Prior to the issuance of building permits for a dwelling, the owner/developer shall pay a fee of \$339.00 per dwelling for the County's Sheriff's Department.
13. Prior to recording of the parcel map, a demolition permit for the removal of the existing detached garage and barn shall be finalized. If a building permit for a single-family dwelling on proposed Parcel 2 is finalized prior to recording of the map, the barn shall be permitted as an accessory structure and could remain on the parcel.

Department of Environmental Resources – Environmental Health Division

14. A "Will Serve" letter is required if the water source and sewer service will be provided by the City of Modesto.
15. Prior to issuance of a building permit for a new dwelling unit, the applicant shall secure all necessary permits for the destruction/relocation of any on-site water wells and water distribution lines, and/or septic systems at the project site under the direction of the Stanislaus County Department of Environmental Resources.

Department of Environmental Resources – Hazardous Materials Division

16. All applicable permits shall be obtained prior to demolition of any on-site structures.

Stanislaus County Local Agency Formation Commission

17. Prior to connection to the City of Modesto for sewer services, LAFCO review and approval will be required.

Modesto Irrigation District (MID)

18. No access is allowed to the parcels from MID's Lateral No. 5.
19. MID's 100-foot right-of-way for Lateral No. 5 shall be shown on the parcel map prior to recording of the final parcel map by Stanislaus County.
20. Should the proposed project impact, encroach on, or otherwise alter existing MID-owned or Improvement District irrigation infrastructure, the pipeline shall be upgraded, replaced, removed, and/or relocated as required by MID. All costs associated with design, approval and analysis of relocation shall be at the developer's expense.

21. An irrigation easement to proposed Parcel 1 from MID's Lateral No. 5 shall be dedicated prior to recording the parcel map.
22. Any future construction shall adhere to MID's requirement that any trenching maintain a 1:1 horizontal distance from any existing pole, determined by the depth of the trench. If trenching encroaches on this requirement, the contractor needs to contact the MID Electric Engineering Department to brace any affected poles during the trenching process. The cost of any required pole bracing will be assumed by the requesting party.
23. Existing MID easements for protection of underground electrical facilities shall remain on the map.
24. In conjunction with related site improvement requirements, existing underground electric facilities within or adjacent to the proposed project shall be protected, relocated, or removed as required by MID's Electric Engineering Department. Any relocation or installation shall conform to MID's Electric Service Rules.
25. Prior to any construction a full set of construction plans must be submitted to Electrical Engineering Design Group for review.

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 will be in bold font and deleted wording will be in strikethrough.



CEQA Guidelines Section 15183 Consistency Checklist

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

- 1. **Project title:** Parcel Map Application No. PLN2024-0019 – Gomez and Esquivias
- 2. **Lead agency name and address:** Stanislaus County
1010 10th Street, Suite 3400
Modesto, CA 95354
- 3. **Contact person and phone number:** Marcus Ruddicks, Assistant Planner
- 4. **Project location:** 902 California Avenue, between Seybold Avenue and the Modesto Irrigation District Lateral No. 5 Canal, in the Modesto area. APN:030-014-022
- 5. **Project sponsor’s name and address:** Benjamin Gomez and Gloria Esquivias
902 California Avenue
Modesto, CA 95351
- 6. **General Plan designation:** Low-Density Residential
- 7. **Zoning:** Single-Family Residential (R-1)
- 8. **Description of project:**

The project is a request to subdivide a 1.1 ± acre parcel into two parcels, 10,095± and 37,739± gross square feet in size, in the Single-Family Residential (R-1) zoning district. The current parcel receives both public sewer and water services from the City of Modesto. If approved, both proposed parcels will be connected to the available public sewer and water facilities from the City of Modesto. Proposed Parcel 1 is improved with a single-family dwelling and Proposed Parcel 2 is improved with an existing detached garage and barn. In accordance with Stanislaus County Zoning Ordinance Section 21.28.020(B), detached structures are permitted when accessory to an on-site residential use. In the case where an accessory building will be located on a separate parcel after subdivision, the structure will be required to be demolished prior to recording of the parcel map unless a building permit is obtained to construct a new dwelling on the resulting parcel. If approved, each structure will meet all setback and lot coverage requirements of the R-1 zoning district. The parcel is located within the Local Agency Formation Commission (LAFCO) adopted Sphere of Influence (SOI) for the City of Modesto. If approved, both proposed parcels have access to public Seybold and California Avenues.

- 9. **Surrounding land uses and setting:** Modesto Irrigation District Lateral No. 5 Canal and Mark Twain Junior High School to the west; multi-family dwellings to the west and north; and single-family dwellings and the City of Modesto in all directions.
- 10. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):** Stanislaus County Department of Public Works; Stanislaus County Building Permits Division; Stanislaus County Department of Environmental Resources; Department of Toxic Substances Control; Stanislaus Local Agency Formation Commission; Modesto Irrigation District; City of Modesto; San Joaquin Valley Air Pollution Control District.

11. Attachments:

Appendix A – 2016 General Plan Update EIR Summary of Impacts and Mitigation Measures;
Appendix B – Records search from the Central California Information Center, dated December 1, 2023

CEQA Guidelines Section 15183 Consistency Checklist

Findings

In accordance with CEQA Guidelines Section 15183, no additional CEQA review is required for the project as the project has been determined to be consistent with the Environmental Impact Report (EIR) certified on August 23, 2016 for the Stanislaus County 2016 General Plan Update (GPU) as the following findings can be made:

1. The project is consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified.
2. There are no project specific effects which are peculiar to the project or its site, and which the GPU EIR failed to analyze as significant effects.
3. There are no potentially significant off-site and/or cumulative impacts which the GPU EIR failed to evaluate.
4. There is no substantial new information which results in more severe impacts than anticipated by the GPU EIR.
5. The project will undertake feasible mitigation measures specified in the GPU EIR.

Overview

This checklist provides an analysis of potential environmental impacts resulting from the project. Following the format of CEQA Guidelines Appendix G, environmental effects are evaluated to determine if the project would result in a potentially significant impact triggering additional review under Guidelines section 15183.

- Items checked "Significant Project Impact" indicates that the project could result in a significant effect which either requires mitigation to be reduced to a less than significant level or which has a significant, unmitigated impact.
- Items checked "Impact not identified by the GPU EIR" indicates the project would result in a project specific significant impact (peculiar off-site or cumulative that was not identified in the GPU EIR.
- Items checked "Substantial New Information" indicates that there is new information which leads to a determination that a project impact is more severe than what had been anticipated by the GPU EIR.
- Items checked "Consistent with GPU EIR" indicates that the project meets findings 1-5 listed above, as included in CEQA Guidelines Section 15183.

In approving a project meeting the requirements under CEQA Guidelines Section 15183, a public agency shall limit its examination of environmental effects to those which the agency determines, in an initial study or other analysis: (1) Are peculiar to the project or the parcel on which the project would be located; (2) Were not analyzed as significant effects in a prior EIR on the zoning action, general plan, or community plan, with which the project is consistent; (3) Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action; or (4) Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.

If an impact is not peculiar to the parcel or to the project, has been addressed as a significant effect in the prior EIR, or can be substantially mitigated by the imposition of uniformly applied development policies or standards, as contemplated by, then an additional environmental review need not be prepared for the project solely on the basis of that impact.

A summary of staff's analysis of each potential environmental effect is provided below the checklist for each subject area. The GPU EIR, including a list of applicable General Plan policies, references, significance guidelines, and technical studies used to support the analysis can be found at <http://www.stancounty.com/planning/pl/general-plan.shtm>. All feasible mitigation measures have been incorporated into the Updated Stanislaus County General Plan in the form of goals, objectives, policies, action items and programs to reduce the anticipated environmental impacts.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

- Aesthetics
- Agriculture & Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology / Soils
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology / Water Quality
- Land Use / Planning
- Mineral Resources
- Noise
- Population / Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities / Service Systems
- Wildfire
- 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 would result in a project specific significant impact (peculiar off-site or cumulative) that was not identified in the GPU EIR.
- I find that the proposed project could result in a significant effect which either requires mitigation to be reduced to a less than significant level or which has a significant unmitigated impact.
- I find that the proposed project includes new information which leads to a determination that a project impact is more severe than what had been anticipated by the GPU EIR.
- I find that all potentially significant effects have been analyzed adequately in the GPU EIR and that with the application of uniformly applied development policies and/or standards, no further environmental review is required.

Signature on file
Prepared by Marcus Ruddicks, Assistant Planner

August 6, 2024
Date

ISSUES

I. AESTHETICS – Except as provided in Public Resources Code Section 21099, could the project:	Significant Project Impact	Impact Not Identified by GPU EIR	Substantial New Information	Consistent with GPU EIR
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) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?				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 GPU EIR determined that overall, development that would result from implementation of the General Plan would change the existing visual character of the County, but not to a significant extent. The only scenic designation in the County is along I-5, which is not near the project site. The site itself is not considered to be a scenic resource or a unique vista. Community standards generally do not dictate the need or desire for architectural review of agricultural or residential subdivisions.

The GPU EIR found potential impacts associated with light and glare to be significant and unavoidable. However, the inclusion of Land Use Element Goal 2, Policy 16, Implementation Measures 1 and 2 requires that outdoor lighting be efficient and designed to provide minimum impact to the surrounding environment through the use of shielded fixtures which direct light only towards the objects requiring illumination reduces this impact. Any construction that may occur in the future would be required to meet this General Plan policy.

The site itself is not considered to be a scenic resource or unique scenic vista. No construction is proposed at this time for either proposed parcel. The project site is currently not in agricultural production or under a Williamson Act Contract. It is zoned Single-Family Residential (R-1) and is improved with solely residential structures.

Proposed Parcel 1 is currently improved with an existing single-family dwelling. Proposed Parcel 2 is improved with an existing barn and detached garage, both of which are proposed to be demolished prior to recording of the final map. Under the Zoning Ordinance for the R-1 zoning district, each parcel could be developed with up to one single-family dwelling, one accessory dwelling unit (ADU), and one junior accessory dwelling unit (JADU).

Any further development resulting from this project will be consistent with existing uses in the surrounding area permitted in the Single-Family Residential (R-1) zoning district. Accordingly, no adverse impacts to the existing visual character of the site or its surroundings are anticipated. Consistent with the findings of the GPU EIR, the potential impacts associated with aesthetics are considered to be less than significant. If approved, both parcels will maintain consistency with the density and intensity allowed with the “Low-Density Residential” designation of the General Plan as well as the uses permitted in the R-1 (Single-Family Residential) zoning district. Accordingly, the potential impacts to aesthetics are considered to be consistent with those considered in the GPU EIR.

Mitigation: None.

References: Application Materials; Stanislaus County Zoning Ordinance (Title 21); Stanislaus County 2016 General Plan EIR; 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:	Significant Project Impact	Impact Not Identified by GPU EIR	Substantial New Information	Consistent with GPU EIR
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 GPU EIR determined that impacts to Agriculture and Forest Resources resulting from implementation of the General Plan are less than significant.

The project site is classified as “Urban and Built-Up land” by the California Department of Conservation’s Farmland Mapping and Monitoring Program. The United States Department of Agriculture Natural Resources Conservation Service (USDA NRCS) Web Soil Survey indicates that property is entirely comprised of Grade 1 Dinuba fine sandy loam, 0 to 1 percent slopes (DmA), which has a California Revised Storie Index Rating of 90. The California Revised Storie Index is a rating system based on soil properties that dictate the potential for soils to be used for irrigated agricultural production in California. This rating system grades soils with an index rating of 90 as excellent soil to be used for irrigated agriculture. Grade 1 and 2 soils are deemed prime farmland by Stanislaus County’s Uniform Rules; however, due to the site being one acre in size, classified as Urban and Built-Up Land developed and is classified as Urban and Built-Up land rather than Prime Farmland. The project site is not currently in agricultural production, and the parcels surrounding the site are residential in nature and not currently in agricultural production. The project site is not under a Williamson Act Contract. 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.

No forest lands exist in Stanislaus County. The project is considered to be infill development in an existing residential neighborhood. Accordingly, the potential impacts associated with this project to agriculture and forest resources are considered to be consistent with those considered in the GPU EIR.

Mitigation: None.

References: Natural Resources Conservation Service Soil Survey; Application information; Stanislaus Soil Survey (1957); California State Department of Conservation Farmland Mapping and Monitoring Program - Stanislaus County Farmland 2018; California Government Code section 66474.4(c)(1); Application materials; Stanislaus County Zoning Ordinance (Title 21); Stanislaus County 2016 General Plan EIR; Stanislaus County General Plan and Support Documentation¹.

III. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. -- Would the project:	Significant Project Impact	Impact Not Identified by GPU EIR	Substantial New Information	Consistent with GPU EIR
a) Conflict with or obstruct implementation of the applicable air quality plan?				X
b) 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?				X
c) Expose sensitive receptors to substantial pollutant concentrations?				X
d) Result in other emissions (such as those odors adversely 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 GPU EIR determined that most impacts to Air Quality resulting from implementation of the General Plan are less than significant. However, it also determined that construction-related emissions in excess of the SJVAB’s thresholds of significance were unquantifiable and thus considered to be significant and unavoidable. Construction-related emissions would vary substantially depending on the level of activity, length of the construction period, specific construction operations, types of equipment, number of personnel, wind and precipitation conditions, and soil moisture content. Should construction activities exceed the SJVAPCD’s thresholds for ROG and NOX of 10 tons per year or PM10 or PM2.5 of 15 tons per year, a significant construction-related impact would occur.

No significant change, or impact not identified by the GPU EIR regarding air quality is expected as a result of this project. Both proposed parcels will continue to be planted in row crops, and no construction is proposed as part of this parcel map request. However, under the Zoning Ordinance for the R-1 zoning district, each parcel could be developed with up to one single-family dwelling, one accessory dwelling unit (ADU), and one junior accessory dwelling unit (JADU).

The project was referred to the SJVAPCD and no response has been received to date. Any future construction activities on either proposed parcel would occur in compliance with the R-1 zoning district, and all SJVAPCD regulations.

If approved, both parcels will maintain consistency with the density and intensity allowed with the “Low-Density Residential” designation of the General Plan as well as the uses permitted in the Single-Family Residential (R-1) zoning district. Accordingly, the potential impacts to Air Quality are considered to be consistent with those considered in the GPU EIR.

Mitigation: None.

References: San Joaquin Valley Air Pollution Control District - Regulation VIII Fugitive Dust/PM-10 Synopsis; www.valleyair.org; Application materials; Stanislaus County Zoning Ordinance (Title 21); Stanislaus County 2016 General Plan EIR; Stanislaus County General Plan and Support Documentation¹.

IV. BIOLOGICAL RESOURCES -- Would the project:	Significant Project Impact	Impact Not Identified by GPU EIR	Substantial New Information	Consistent with GPU EIR
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 state or federally protected wetlands (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 GPU EIR determined that most impacts to Biological Resources resulting from implementation of the General Plan has no impact or a less than significant impact. However, it also determined that there was a significant and unavoidable impact to the movement of any native resident or migratory fish or wildlife species or established native resident or migratory wildlife corridors, or the use of native wildlife nursery sites, due to potential impacts to riparian habitat.

The project is located within the Salida Quad based on the U.S. Geographical Survey’s topographic quadrangle map series. Based on results from the California Natural Diversity Database (CNDDDB), there are seven animal species which are state or federally listed, threatened, or identified as species of special concern or a candidate of special concern within the Salida

California Natural Diversity Database Quad. These species include Swainson’s hawk, California tiger salamander- central California DPS, tricolored blackbird, the green sturgeon, Sacramento hitch, hardhead, Sacramento splittail, Pacific lamprey, chinook Salmon- Central Valley fall/late fall-run ESU, steelhead- Central Valley DPS, Crotch’s bumble bee, valley elderberry longhorn beetle, northwestern pond turtle, and coast horned lizard.

Of these species, the only ones with sightings within a five-mile radius of the project site are the valley elderberry longhorn beetle and Crotch’s bumble bee. However, the entire project site is already disturbed and improved with a single-family dwelling and two accessory structures. No construction is proposed as part of the project; however, if construction were to occur on any of the resulting parcels, it shall have no effect on Biological Resources.

The project was referred to the California Department of Fish and Wildlife (formerly the Department of Fish and Game) and no response has been received to date.

The project will not conflict with a Habitat Conservation Plan, a Natural Community Conservation Plan, or other locally approved conservation plans. Impacts to endangered species or habitats, locally designated species, or wildlife dispersal or mitigation corridors are considered to be less than significant. It does not appear that this project will result in significant impacts to biological resources. Accordingly, the potential impacts to Biological Resources are less significant than those considered in the GPU EIR. Less than significant impacts are considered to be consistent with the GPU EIR.

Mitigation: None.

References: California Department of Fish and Wildlife’s Natural Diversity Database Quad Species List; U.S. Geographical Survey Topographic Quadrangle Map Series; Application materials; Stanislaus County Zoning Ordinance (Title 21); Stanislaus County 2016 General Plan EIR; Stanislaus County General Plan and Support Documentation¹.

V. CULTURAL RESOURCES -- Would the project:	Significant Project Impact	Impact Not Identified by GPU EIR	Substantial New Information	Consistent with GPU EIR
a) Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?				X
c) Disturb any human remains, including those interred outside of formal cemeteries?				X

Discussion: The GPU EIR determined that impacts to Cultural Resources resulting from implementation of the General Plan were significant and unavoidable. The GPU EIR states that development that occurs pursuant to the General Plan, as amended by the project will result in changes to existing cultural resources. At the individual project level, there may be future projects that are consistent with the General Plan, comply with all state and local laws that are protective of significant historical resources, and still result in a significant adverse impact on a historical resource. Typically, this would be a project that demolishes or otherwise destroys a significant historical resource. Demolition or destruction cannot be mitigated under CEQA. The GPU EIR assumed that there would be development projects with this impact in the future. Therefore, when examined in conjunction with development under the General Plan, the GPU EIR determined that there would be a significant and unavoidable impact to Cultural Resources.

A record search dated December 1, 2023 conducted by the Central California Information Center (CCIC) indicated that no prehistoric, historic, or archaeological resources known to have value to local cultural groups were formally reported to the CCIC. The project site is already disturbed, and no construction is proposed as part of this parcel map request. The current project does include ground disturbance in demolishing the existing barn and garage on Proposed Parcel 2. A condition of approval will be placed on the project requiring that should any archaeological or cultural resources be found during construction or demolition, activities shall halt until an on-site archaeological mitigation program has been approved by a qualified archaeologist.

As mentioned above, there is no proposed construction proposed for this project, and any future activities will be held to the conditions of approval above based on the recommendation of the CCIC report.

It does not appear that this project will result in significant impacts to any archaeological or cultural resources. Accordingly, the potential impacts to Cultural Resources are less significant than those considered in the GPU EIR. Less than significant impacts are considered to be consistent with the GPU EIR.

Mitigation: None.

References: Records search from the Central California Information Center, dated December 1, 2023; Application materials; Stanislaus County Zoning Ordinance (Title 21); Stanislaus County 2016 General Plan EIR; Stanislaus County General Plan and Support Documentation¹.

VI. ENERGY -- Would the project:	Significant Project Impact	Impact Not Identified by GPU EIR	Substantial New Information	Consistent with GPU EIR
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?				X
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?				X

Discussion: The GPU EIR determined that impacts to Energy resulting from implementation of the General Plan are less than significant. The CEQA Guidelines Appendix F states that energy consuming equipment and processes, which will be used during construction or operation, shall be taken into consideration when evaluating energy impacts, such as: energy requirements of the project by fuel type and end use; energy conservation equipment and design features; energy supplies that would serve the project; and total estimated daily vehicle trips to be generated by the project and the additional energy consumed per trip by mode. Additionally, the project’s compliance with applicable state or local energy legislation, policies, and standards must be considered.

The County has updated its General Plan to require that all construction in the County comply with the California Building Code. No construction is proposed. However, should future construction occur, it shall comply with all applicable provisions of the California Building Code.

It does not appear that this project will result in significant impacts to the wasteful, inefficient, or unnecessary consumption of energy resources. Accordingly, the potential impacts to Energy are considered to be consistent with those evaluated in the GPU EIR.

Mitigation: None.

References: Application materials; CEQA Guidelines; Title 16 of County Code; CA Building Code; Stanislaus County Zoning Ordinance (Title 21); Stanislaus County 2016 General Plan EIR; Stanislaus County General Plan and Support Documentation¹.

VII. GEOLOGY AND SOILS -- Would the project:	Significant Project Impact	Impact Not Identified by GPU EIR	Substantial New Information	Consistent with GPU EIR
a) Directly or indirectly cause 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, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect 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
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X

Discussion: The GPU EIR determined that impacts to Geology and Soils resulting from implementation of the General Plan are less than significant. Existing Goal One, Policy Three, Implementation Measure 1 of the General Plan Safety Element requires enforcement of the Alquist-Priolo Earthquake Fault Zoning Act, which prohibits most construction intended for human occupancy across an active fault trace and strictly regulates construction near an active fault. As contained in Chapter 5 of the General Plan Support Documentation, the areas of the County subject to significant geologic hazard are located in the Diablo Range, west of Interstate 5; however, as per the California Building Code, all of Stanislaus County is located within a geologic hazard zone (Seismic Design Category D, E, or F) and a soils test may be required at building permit application. Results from the soils test will determine if unstable or expansive soils or soils susceptible to liquefaction are present. If such soils are present, special engineering of the structure will be required to compensate for the soil deficiency. The County has updated its General Plan to require that all construction in the County comply with the California Building Code. In addition, the General Plan has added private roads to the types of roads that should be designed to minimize landslide risks. If structures were built in areas susceptible to liquefaction, the foundations could fail and cause damage or collapse of the structure. Compliance with the federal and local erosion-related regulations applicable to the General Plan buildout, i.e., the Storm Water Pollution Prevention Program (SWPPP) that is developed for the site and the requirements of the County’s municipal code, would ensure that the construction activities do not result in significant erosion.

Grading permits which require SWPPP compliance are required through the Department of Public Works for any earth moving. Compliance with the Alquist-Priolo Earthquake Fault Zoning Act, the California Building Code, and SWPPP would reduce the risk of loss, injury, or death due to earthquake or soil erosion. Accordingly, the GPU EIR considers this impact to be less than significant, with no mitigation required.

No construction is proposed as part of this request. If future construction should occur, all construction will be designed and built according to the California Building Code and the SWPPP. Any addition or expansion 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. Additionally, a condition of approval will be applied to this project to address any discovery of paleontological resources during any future construction.

It does not appear that this project will result in significant impacts to Geology and Soils. Accordingly, the potential impacts to Geology and Soils are considered to be consistent with those evaluated in the GPU EIR.

Mitigation: None.

References: Title 16 of County Code; Public Works Standards and Specifications; Application materials; Stanislaus County Zoning Ordinance (Title 21); Stanislaus County 2016 General Plan EIR; Stanislaus County General Plan and Support Documentation¹.

VIII. GREENHOUSE GAS EMISSIONS -- Would the project:	Significant Project Impact	Impact Not Identified by GPU EIR	Substantial New Information	Consistent with GPU EIR
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 GPU EIR determined that impacts to Greenhouse Gas (GHG) Emissions resulting from implementation of the General Plan are less than significant.

The principal Greenhouse Gasses (GHGs) are carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), sulfur hexafluoride (SF₆), perfluorocarbons (PFCs), hydrofluorocarbons (HFCs), and water vapor (H₂O). CO₂ is the reference gas for climate change because it is the predominant greenhouse gas emitted. To account for the varying warming potential of different GHGs, GHG emissions are often quantified and reported as CO₂ equivalents (CO₂e). In 2006, California passed the California Global Warming Solutions Act of 2006 (Assembly Bill [AB] No. 32), which requires the California Air Resources Board (ARB) design and implement emission limits, regulations, and other measures, such that feasible and cost-effective statewide GHG emissions are reduced to 1990 levels by 2020. Additionally, SB 375 mandated a reduction target of 5% by 2020 and 10% by 2035 for emissions from land use, automobiles, and light trucks.

The GPU EIR evaluates long-term GHG emissions under full build-out (2035) conditions. Although no operational emissions associated with implementation of the GPU would occur, StanCOG’s 2014 Regional Transportation Plan (RTP)/Sustainable Communities Strategy (SCS) (“SB 375” condition) would result in less Vehicle Miles Traveled (VMT) and GHG emissions than without the implementation of 2014 RTP/SCS (“conformity” condition). The RTP/SCS incorporated the land uses reflected in the Stanislaus County General Plan into its projections and the Circulation Element in the GPU were designed to be consistent with the RTP/SCS. Accordingly, a net reduction in mobile source GHG emissions within the unincorporated County is anticipated upon full build out of the GPU. This is consistent with adopted goals to reduce GHG emissions identified in AB 32, as well as the trajectory of statewide GHG legislation. Consequently, the GPU EIR determined that GHG impacts were less than significant.

No construction is proposed. However, any possible future construction will be 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).

No significant impacts from greenhouse gas emissions occurring as a result of this project are anticipated. Accordingly, the potential impacts to Greenhouse Gas Emissions are considered to be consistent with those evaluated in the GPU EIR.

Mitigation: None.

References: California Building Code; NRCS Soil Survey; 2014 Regional Transportation Plan/Sustainable Communities Strategy; SB 375; AB 32; Application materials; Stanislaus County Zoning Ordinance (Title 21); Stanislaus County 2016 General Plan EIR; Stanislaus County General Plan and Support Documentation¹.

IX. HAZARDS AND HAZARDOUS MATERIALS -- Would the project:	Significant Project Impact	Impact Not Identified by GPU EIR	Substantial New Information	Consistent with GPU EIR
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 or excessive noise for people residing or working in the project area?				X
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?				X

Discussion: The GPU EIR determined that the potential for Hazards and Hazardous Materials impacts resulting from implementation of the General Plan are less than significant. Existing Goal Two, Policy Thirteen of the General Plan Safety Element prescribes the preparation of a Hazardous Waste Management Plan. Stanislaus County has prepared this plan, which serves as the guideline for managing hazardous wastes in the County. This plan governs the maintenance of a hazardous materials response team to assist law enforcement and fire agencies during transportation and industrial accidents involving chemical spills. State laws were passed in 1985 that require users of hazardous materials to disclose the type and location of such materials so that emergency response teams can be prepared for potential disasters. Existing

Policy One of Goal One of the General Plan Safety Element prescribes that the County follow the policies included in the adopted County of Stanislaus Multi-Jurisdictional Hazard Mitigation Plan. The County routinely consults with the affected school district prior to discretionary approval of new businesses and industry that use hazardous materials near existing school sites as part of the project review process. Additionally, school siting regulations implemented by the Department of Education prohibit locating proposed schools near existing contamination. There are a number of sites in Stanislaus County identified as hazardous materials or contaminated sites pursuant to Government Code Section 65962.5. Many of these sites are undergoing assessment or remediation overseen by the Stanislaus County Division of Environmental Health, CalRecycle (formerly the Integrated Waste Management Board), or the Regional Water Quality Control Board. 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 Commissioner and can only be accomplished after first obtaining the applicable permits. The County Department of Environmental Resources is responsible for overseeing hazardous materials and has not indicated any particular concerns in this area. The GPU EIR considered hazards and hazardous materials impacts to be a less-than-significant impact due to General Plan policies, and existing state and County regulatory programs which reduce potential hazards.

The project site is located within Referral Area 2 of the Airport Influence Area (AIA) of the Modesto City-County Airport; however, the proposed subdivision does not exceed any of the thresholds requiring Airport Land Use Commission (ALUC) notification. Additionally, based on FAR Part 77, Subpart B, the FAA shall be notified of any proposed construction or alteration having a height greater than an imaginary surface extending 50 feet outward and one foot upward (slope of 50 to 1) for a distance of 10,000 feet from the nearest point of any runway. Beyond FAA Height Notification Area boundary, any object taller than 200 feet or including reflective surfaces also requires FAA notification. These requirements will not be triggered due to the height limits of potential development on the proposed parcels. The project site is not located within the Airspace Protection Zone, a Noise Compatibility Zone, or a Safety Zone for the Modesto City-County Airport. Additionally, the Airport Land Use Commission (ALUC) has determined that the Stanislaus County General Plan is consistent with the ALUC Plan.

Comments received from the Department of Toxic Substances Control (DTSC) recommended surveys be conducted for the presence of lead-based paints or products, mercury, asbestos containing materials, and polychlorinated biphenyl caulk if buildings or other structures are to be demolished on any project sites and for all imported soil and fill material to be tested to ensure any contaminants of concern are within DTSC’s U.S. Environmental Protection Agency (USEPA) Regional Screen Levels (RSLs) for the intended land use. A condition of approval will be applied to the project ensuring that all applicable permits be obtained prior to demolition of any onsite structures.

The site is not identified as a hazardous materials or contaminated site nor is it adjacent to agricultural property. No significant impacts associated with hazards or hazardous materials are anticipated to occur as a result of the proposed subdivision. The project site is not within the vicinity of any airstrip or wildlands. The site is in a Local Responsibility Area (LRA) for fire protection and is served by the Burbank/Paradise Fire Protection District. To date, no comment has been received from Burbank/Paradise Fire Protection District in regards to hazardous materials. No significant impacts associated with hazards or hazardous materials are anticipated to occur as a result of the proposed project. Accordingly, the potential Hazards and Hazardous Materials impacts are considered to be consistent with those evaluated in the GPU EIR.

Mitigation: None.

References: Referral response from the Department of Toxic Substances Control dated May 22, 2024; Application materials; Stanislaus County Zoning Ordinance (Title 21); Stanislaus County 2016 General Plan EIR; Stanislaus County General Plan and Support Documentation¹.

X. HYDROLOGY AND WATER QUALITY -- Would the project:	Significant Project Impact	Impact Not Identified by GPU EIR	Substantial New Information	Consistent with GPU EIR
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?				X

b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?				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 or through the addition of impervious surfaces, in a manner which would:				X
i) result in substantial erosion or siltation on - or off-site;				X
ii) substantially increase the rate of amount of surface runoff in a manner which would result in flooding on- or off-site;				X
iii) 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; or				X
iv) impede or redirect flood flows?				X
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?				X

Discussion: The GPU EIR determined that most potential impacts to Hydrology and Water Quality resulting from implementation of the General Plan are less than significant. The General Plan Update integrated multiple goals, policies, and implementation measures into the General Plan which address management efforts that aim to protect natural vegetation, riparian habitat, and water quantity and quality; minimizing the potential for the release of pollutants and violation of water quality standards, or the altering of drainage patterns or the course of a stream or river. Furthermore, additional regional, state, and federal regulations would also reduce the potential for violation of water quality standards. Water quality protection measures are enforced by the Central Valley Regional Water Quality Control Board (RWQCB) under various National Pollutant Discharge Elimination System (NPDES) programs for municipal separate storm sewer systems, construction sites greater than one acre, and industrial operations. Stanislaus County has implemented their Storm Water Management Program (SWMP) under the NPDES Phase II MS4 General Permit that includes programs to eliminate illicit discharges, control construction site stormwater runoff, and meet postconstruction stormwater runoff goals to improve water quality protection. Adherence with the stormwater management plan and the various municipal, industrial, and construction NPDES program requirements would ensure that pollutants are not released to nearby surface water bodies or groundwater during short-term construction efforts, or long-term operation of industrial or agricultural facilities.

Areas subject to flooding have been identified in accordance with the Federal Emergency Management Act (FEMA). Under the Goal One, Policy Two of the Safety Element of the General Plan, development is not allowed in areas that are within the designated floodway. For projects located within a flood zone, requirements are addressed by the Building Permits Division during the building permit process. No construction is permitted within the floodway. The project site is located in FEMA Flood Zone X, which includes areas determined to be outside the 0.2% annual chance floodplains, and is not located within a floodway.

The GPU EIR determined that future development under the General Plan Update could result in an increase in the number of persons and property potentially at risk from flooding due to a catastrophic levee or dam failure. However, compliance with the requirements of existing emergency management plans and the Central Valley Flood Protection Board, coupled with implementation of the General Plan Update Safety Element policies associated with Goal One (“Prevent loss of life and reduce property damage as a result of natural disasters”), would reduce this potential effect to less than significant. The GPU EIR stated that the County is not at risk due to inundation from a tsunami because of its distance from the ocean. However, there is a risk of seiche from major bodies of water such as the Woodward, Turlock, and Modesto reservoirs. However, given the relatively small size of these reservoirs, potential impacts would remain localized to recreational users on these reservoirs. The County also possesses a geologic and climate setting not particularly prone to mud flows.

The Sustainable Groundwater Management Act (SGMA), passed in 2014 requires the formation of local Groundwater Sustainability Agencies (GSAs) to oversee the development and implementation of Groundwater Sustainability Plans (GSPs), with the ultimate goal of achieving sustainable management of the state’s groundwater basins. The GPU added goals, policies, and implementation measures into the General Plan which addressed management efforts that aim to protect water quantity. However, because the groundwater sustainability management plan (GSP) for each groundwater basin in the County had not yet been completed, impacts to groundwater supplies and groundwater recharge were determined to be a significant and unavoidable impact. The GPU EIR also stated that once these plans take effect and are implemented, the impact would be less than significant. Since adoption of the GPU EIR the Stanislaus County Department of Environmental Resources (DER) has completed the formation of the necessary GSAs. Stanislaus County is a participating member in five GSAs across four groundwater subbasins. Public and private water agencies and user groups within each of the four groundwater subbasins work together as GSAs to implement SGMA. The Eastern San Joaquin Groundwater Subbasin, which covers a portion of Stanislaus County occurring north of the Stanislaus River; commonly referred to as the “northern triangle”, and the Modesto Groundwater Subbasin, which covers an area of land located between the Stanislaus and Tuolumne rivers, occurring west of the Sierra Nevada foothills and east of the San Joaquin River, both have developed and are working towards implementing GSPs. The Turlock Groundwater Subbasin (East), which covers an area of land located between the Tuolumne and Merced rivers, occurring west of the Sierra Nevada Foothills, and the Turlock Groundwater Subbasin (West), which covers an area of land located between the Tuolumne and Merced rivers, occurring east of the San Joaquin River, are required to be covered by a Department of Water Resources (DWR) approved GSP by January 31, 2022. The Delta-Mendota Groundwater Subbasin which covers an area of land within Stanislaus County located west of the San Joaquin River and east of the basement rock of the Coast Range, are required to be covered by a Department of Water Resources (DWR) approved GSP by January 31, 2020.

The project site is located in the Modesto Groundwater Subbasin and is covered by the Stanislaus and Tuolumne Rivers Groundwater Sustainability Management Agency (GSA). No construction is proposed as part of this request; therefore, the current absorption patterns of water upon this property will not be altered. Current standards require that all of a project’s stormwater be maintained on-site. Consequently, runoff associated with any future construction on either proposed parcel will be reviewed as part of the overall building permit review process. No septic systems or additional wells are being proposed as a part of this project; any future development would be served by the City of Modesto for sewer services. All new wells are subject to review under the County’s Well Permitting Program, which will determine whether a new well will require environmental review; however, the project proposes to be served by the City of Modesto for water service. As a result of the development standards required for this project, impacts associated with drainage, water quality, and runoff are expected to have a less than significant impact.

No significant impacts associated with hydrology and water quality are anticipated to occur as a result of the proposed project. Accordingly, the potential Hydrology and Water Quality impacts are considered to be less than significant than those evaluated in the GPU EIR. Less than significant impacts are considered to be consistent with the GPU EIR.

Mitigation: None.

References: Public Works Standards and Specification; Application materials; Referral response from the Stanislaus County Department of Environmental Resources dated February 12, 2020; Stanislaus County Zoning Ordinance (Title 21); Stanislaus County 2016 General Plan EIR; Stanislaus County General Plan and Support Documentation¹.

XI. LAND USE AND PLANNING -- Would the project:	Significant Project Impact	Impact Not Identified by GPU EIR	Substantial New Information	Consistent with GPU EIR
a) Physically divide an established community?				X
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?				X

Discussion: The GPU EIR determined that the potential for Land Use and Planning impacts resulting from implementation of the General Plan were less than significant. The GPU did not propose any changes to the County’s land use map or the existing boundaries of the land use designations but did incorporate changes to legislation, regulatory codes,

and local standards as well as some minor revisions to General Plan language and some policy improvements. This project is being processed under the same land use regulations and designations that were in place at the time of adoption of the GPU EIR.

The project is a request to subdivide an existing 1.1± acre parcel into two parcels, 10,095± and 37,739± gross square feet in size, in the Single-Family Residential (R-1) zoning district. The current parcel receives both public sewer and water services from the City of Modesto. If approved, both proposed parcels will be connected to the available public sewer and water facilities from the City of Modesto. Proposed Parcel 1 is improved with a single-family dwelling and Proposed Parcel 2 is improved with an existing detached garage and barn. In accordance with Stanislaus County Zoning Ordinance Section 21.28.020(B), these buildings are proposed to be demolished because accessory buildings are permitted when normally incidental to single-family residences. In the case where an accessory building will be located on a separate parcel after subdivision, the structure will be required to be demolished prior to recording of the parcel map, unless a building permit to construct a new dwelling on Proposed Parcel 2 is obtained prior to recordation. If approved, each structure will meet all setback and lot coverage requirements of the R-1 zoning district. The parcel is located within the Local Agency Formation Commission (LAFCO) adopted Sphere of Influence (SOI) for the City of Modesto. If approved, both proposed parcels have access to public Seybold and California Avenues. The garage on Proposed Parcel 2 has a driveway onto Seybold Avenue.

For projects located within a LAFCO adopted Sphere of Influence (SOI), the County's 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 development standards are necessary to ensure that development will comply with city development standards. Approval from a city does not preclude the County's decision-making bodies from exercising discretion, and it may either approve or deny the project. This project is located within the LAFCO adopted SOI of the City of Modesto. As such, the project was referred to the City of Modesto, who responded on August 14, 2024 and did not express any concerns with the proposed project .

The Stanislaus County LAFCO responded with comments on May 29, 2024 requiring LAFCO review and approval prior to connection of the proposed parcels to the City of Modesto for sewer services, which was applied as a condition of approval to the project.

The site is currently zoned Single-Family Residential (R-1), which requires a minimum lot size of 5,000 square feet for sites serviced by public water and sewer. The project as proposed meets these minimum lot size standards.

The proposed project is not proposing any residential development but could develop with one single-family dwelling, one accessory dwelling unit, and one junior accessory dwelling unit on each newly created parcel, as permitted by the County's R-1 zoning district. Should the parcels develop in the future, each proposed parcel would be served by public sewer and water from the City of Modesto and will have access from the public California Avenue and Seybold Avenue.

The proposed use will not physically divide an established community and/or conflict with any habitat conservation plan or natural community conservation plan. This project is not known to conflict with any adopted land use plan, policy, or regulation of any agency with jurisdiction over the project. No significant impacts associated with land use and planning are anticipated to occur as a result of the proposed project. Accordingly, the potential land use and planning impacts are considered to be consistent with those evaluated in the GPU EIR.

Mitigation: None.

References: Email correspondence received from City of Modesto Planning Division on August 14, 2024; Comments received from LAFCO on May 29, 2024; State of California Government Code; Application materials; Stanislaus County Zoning Ordinance (Title 21); Stanislaus County 2016 General Plan EIR; Stanislaus County General Plan and Support Documentation¹.

XII. MINERAL RESOURCES -- Would the project:	Significant Project Impact	Impact Not Identified by GPU EIR	Substantial New Information	Consistent with GPU EIR
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

Discussion: The GPU EIR determined that the potential impacts to Mineral Resources resulting from implementation of the General Plan were beneficial, and accordingly considered to be less than significant. The GPU incorporated an amendment to the Conservation and Open Space Element’s Goal Nine, Policy 26, Implementation measures 2 and 3 which address the management of mineral resources. Additionally, 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 and is incorporated into the General Plan’s Conservation and Open Space Element. There are no known significant resources on the site, nor is the project site located in a geological area known to produce resources. Accordingly, the potential impacts to mineral resources are considered to be consistent with those evaluated in the GPU EIR.

Mitigation: None.

References: Application materials; Stanislaus County Zoning Ordinance (Title 21); Stanislaus County 2016 General Plan EIR; Stanislaus County General Plan and Support Documentation¹.

XIII. NOISE -- Would the project result in:	Significant Project Impact	Impact Not Identified by GPU EIR	Substantial New Information	Consistent with GPU EIR
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?				X
b) Generation of excessive groundborne vibration or groundborne noise levels?				X
c) For a project located within the vicinity of a private airstrip or 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

Discussion: The GPU EIR determined that most potential noise impacts resulting from implementation of the General Plan are less than significant. However, the GPU EIR did identify potential temporary or permanent ambient noise levels which exceed existing standards as significant and unavoidable due projected traffic noise levels in year 2035 which would result in noise levels of 60 Ldn or greater on several roadway segments within the County.

The Stanislaus County General Plan identifies noise levels up to 55 dB Ldn (or CNEL) as the normally acceptable level of noise for residential uses. Existing noise generated from California Avenue and Seybold Avenue currently exist on the project site. The area’s ambient noise level is not expected to increase. Any future construction or on-site activities are required to meet the noise standards included in the General Plan and the Noise Ordinance.

The site is located within the Modesto City-County Airport Land Use Compatibility Plan (ALUCP), but not within any Noise Compatibility Zone. No noise impacts associated with the parcellation of the project site have been identified. Accordingly, the potential noise impacts are considered to be consistent with those evaluated in the GPU EIR.

Mitigation: None.

References: Title 10.46 – Noise Control Ordinance; Application materials; Stanislaus County Zoning Ordinance (Title 21); Stanislaus County 2016 General Plan EIR; Stanislaus County General Plan and Support Documentation¹.

XIV. POPULATION AND HOUSING -- Would the project:	Significant Project Impact	Impact Not Identified by GPU EIR	Substantial New Information	Consistent with GPU EIR
a) Induce substantial unplanned 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 people or housing, necessitating the construction of replacement housing elsewhere?				X

Discussion: The GPU EIR determined that the potential for Population and Housing impacts resulting from implementation of the General Plan were less than significant. Although the Housing Element was updated through a separate process, the GPU EIR integrated population projections adopted by StanCOG that extend the planning horizon to 2035 to ensure consistency between the GPU and the RTP/SCS. StanCOG’s regional growth forecast predicts a population for the unincorporated County jurisdiction of 133,753 in 2035, which represents an increase of approximately 23,517 people, or approximately 21%, from its 2010 population (Stanislaus Council of Governments 2013). This is a yearly increase of approximately 0.8%. The majority of this growth is anticipated to occur within existing community plan areas and in unincorporated pockets of existing cities which are designated in the Land Use Element as Residential. Agricultural areas, not designated as Residential in the Land Use Element of the General Plan, would be required to be rezoned and approved by a majority vote of the County through the Measure E process in order to be residentially developed. Unincorporated Disadvantaged Communities were inventoried, and needed upgrades to public services were also identified with the GPU. The ALUCP update was identified in the GPU EIR as less than significant because it does not displace any existing housing. However, it does affect the potential for future development. Although no direct impacts occurring as a result of implementation of the General Plan were identified in the GPU EIR, the EIR did identify indirect impacts that could occur through individual developments that are consistent with the General Plan and the extension of roads and other infrastructure as the County becomes more built out as 2035 approaches. The Stanislaus County General Plan Update revised certain General Plan policies but did not substantially change where future development would occur.

The Housing Element was updated after adoption of the GPU EIR, in 2016, to address the 5th cycle Regional Housing Needs Allocation (RHNA) for the County. The project site is not included in the vacant sites inventory for the 2016 Stanislaus County Housing Element or draft 2023 6th cycle Housing Element and will therefore not impact the County’s ability to meet their RHNA. No population growth will be induced nor will any existing housing be displaced as a result of this project. If approved, each parcel will be able to maintain up to one single-family dwelling, an accessory dwelling unit, and junior accessory dwelling unit in accordance with the R-1 zoning district. The potential Population and Housing impacts are considered to be consistent with those evaluated in the GPU EIR.

Mitigation: None.

References: Application materials; Stanislaus County Zoning Ordinance (Title 21); Stanislaus County 2016 General Plan EIR; Stanislaus County General Plan and Support Documentation¹.

XV. PUBLIC SERVICES --	Significant Project Impact	Impact Not Identified by GPU EIR	Substantial New Information	Consistent with GPU EIR
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:				X
Fire protection?				X
Police protection?				X
Schools?				X
Parks?				X
Other public facilities?				X

Discussion: The GPU EIR determined that the potential for impacts to public services resulting from implementation of the General Plan were less than significant. The County has adopted Public Facilities Fees (Title 23 of the County Code), as well as Fire Facility Fees on behalf of the appropriate fire district, to address impacts to public services. School Districts also have their own adopted fees, which are required to be paid at the time of Building Permit issuance. No buildings are proposed as part of this project. If approved, each parcel will be able to maintain up to one single-family dwelling, one accessory dwelling unit, and one junior accessory dwelling unit in accordance with the R-1 zoning district. Should any construction occur on the property in the future, all adopted public facility fees will be required to be paid at the time of building permit issuance and will be included as conditions of approval.

This project was circulated to all applicable school, fire, police, irrigation, and public works departments and districts during the early consultation referral period and no concerns were identified with regard to public services. The Modesto Irrigation District (MID) provided a response recommending a 30-foot wide irrigation easement be dedicated to Proposed Parcel 1 prior to recording of the parcel map, required plan review prior to issuance or approval of draft development plans, prohibited access to be taken from MID’s Lateral No. 5 right-of-way onto the project parcel, requiring a “Signoff of Irrigation Facilities” form to be submitted by the developer prior to development, and provided other District standards applicable upon removal, replacement, or relocation of MID electrical and irrigation facilities within the project site. These comments will be added to the project as conditions of approval.

The potential impacts to public services are considered to be consistent with those evaluated in the GPU EIR.

Mitigation: None.

References: Title 23 of Stanislaus County Code; Referral response from Modesto Irrigation District, dated June 27, 2024; Application materials; Stanislaus County Zoning Ordinance (Title 21); Stanislaus County 2016 General Plan EIR; Stanislaus County General Plan and Support Documentation¹.

XVI. RECREATION --	Significant Project Impact	Impact Not Identified by GPU EIR	Substantial New Information	Consistent with GPU EIR
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

<p>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?</p>				<p>X</p>
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Discussion: The GPU EIR determined that the potential for impacts to recreational facilities or development which would require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment resulting from implementation of the General Plan to be less than significant. However, impacts to neighborhood and regional parks or other recreational facilities were considered to be significant and unavoidable due to the population and housing increase projected under the GPU which would increase the demands on Stanislaus County parks and recreational facilities. If approved, each parcel will be able to maintain up to one single-family dwelling, one accessory dwelling unit, and one junior accessory dwelling unit in accordance with the R-1 zoning district. However, this project is not anticipated to increase demands for recreational facilities. Accordingly, the potential impacts to recreation are considered to be consistent with those evaluated in the GPU EIR.

Mitigation: None.

References: Application materials; Stanislaus County Zoning Ordinance (Title 21); Stanislaus County 2016 General Plan EIR; Stanislaus County General Plan and Support Documentation¹.

<p>XVII. TRANSPORTATION -- Would the project:</p>	<p>Significant Project Impact</p>	<p>Impact Not Identified by GPU EIR</p>	<p>Substantial New Information</p>	<p>Consistent with GPU EIR</p>
<p>a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?</p>				<p>X</p>
<p>b) Would the project conflict or be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b)?</p>				<p>X</p>
<p>c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?</p>				<p>X</p>
<p>d) Result in inadequate emergency access?</p>				<p>X</p>

Discussion: As required by CEQA Guidelines Section 15064.3, potential impacts to the transportation system should evaluate Vehicle Miles Traveled (VMT). The GPU EIR identified that there were no significant impacts to existing program plans, ordinances, or policies addressing circulation to Vehicle Miles Traveled (VMT) or to increased hazards of the transportation system, or to emergency access. Although the calculation of VMT is simply the number of cars multiplied by the distance traveled by each car, VMT performance measures can be reported differently. For this project, VMT was reported based on the sum of all vehicle trips originating and terminating within unincorporated Stanislaus County boundaries and half of the VMT associated with trips with an origin or destination outside of unincorporated Stanislaus County. Trips that have neither an origin nor destination within the County are not included in the VMT total, as County General Plan policies cannot appreciably affect the amount of through traffic in the area within its jurisdiction. The total VMT is then divided by the unincorporated County’s total service population, defined as the residential population plus the number of jobs. The General Plan Update includes new population and employment growth that would generate additional VMT, which would result in increased air pollutant and GHG emissions as well as additional energy consumption from vehicle travel. However, the expected location of the employment and household growth results in a slight decline in VMT generated per household and service population. Additionally, policies were incorporated into the General Plan to mitigate potential hazards due to transportation design features and increase safety, and to ensure adequate emergency access.

The GPU EIR did find that due to the population projections and the planned road infrastructure incorporated into the General Plan, implementation of the GPU would have a significant and unavoidable impact resulting in traffic operations below the minimum acceptable thresholds on roadways outside Stanislaus County’s jurisdiction, in transportation network

changes that would prevent the efficient movement of goods within the County (cumulative impact only identified), and additional vehicle, bicycle, or pedestrian travel on roadways or other facilities that do not meet current County design standards.

Proposed Parcel 1 and 2 will both have access to public Seybold and California Avenues. No construction is proposed as a part of this project; however, if approved, each parcel will be able to maintain up to one single-family dwelling, one accessory dwelling unit, and one junior accessory dwelling unit in accordance with the R-1 zoning district.

This project was referred to the Department of Public Works who requested standard conditions approval related to recording of the parcel map, including surveying and monumenting of the new parcels, removal of any structures not shown on the Proposed Parcel Map, and requiring the recorded parcel map to be prepared by a licensed engineer or surveyor. Additionally, Public Works has requested that prior to recording the parcel map all structures shown on the parcel map that are on lot lines shall be removed prior to the parcel map being recorded. An Encroachment Permit shall be obtained prior to the issuance of any building permit. The encroachment permit will be for driveway approaches at all points of ingress and egress on the project site and any other work done within the County right-of-way. The potential impacts to transportation are considered to be consistent with those evaluated in the GPU EIR.

Mitigation: None.

References: CEQA Guidelines Section 15064.3; Referral response from Department of Public Works dated June 24, 2024; Application materials; Stanislaus County Zoning Ordinance (Title 21); Stanislaus County 2016 General Plan EIR; Stanislaus County General Plan and Support Documentation¹.

XVIII. TRIBAL RESOURCES -- Would the project:	Significant Project Impact	Impact Not Identified by GPU EIR	Substantial New Information	Consistent with GPU EIR
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code Section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California native American tribe, and that is:				X
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k), or				X
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set for the in subdivision (c) of Public Resource Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.				X

Discussion: The GPU EIR determined that impacts to cultural resources resulting from implementation of the General Plan were significant and unavoidable. The GPU EIR states that development that occurs pursuant to the General Plan, as amended by the project will result in changes to existing Tribal Resources. At the individual project level, there may be future projects that are consistent with the General Plan, comply with all state and local laws that are protective of significant historical resources, and still result in a significant adverse impact on a historical resource. Typically, this would be a project that demolishes or otherwise destroys a significant historical resource. Demolition or destruction cannot be mitigated under CEQA. The GPU EIR assumed that there would be development projects with this impact in the future. Therefore, when

examined in conjunction with development under the General Plan, the GPU EIR determined that there would be a significant and unavoidable impact to Tribal Resources.

A record search dated December 1, 2023 conducted by the Central California Information Center (CCIC) indicated that no prehistoric, historic, or archaeological resources known to have value to local cultural groups were formally reported to the CCIC. The project site is already disturbed, and no construction is proposed as part of this parcel map request. The current project does include ground disturbance in demolishing the existing barn and garage on Proposed Parcel 2. A condition of approval will be placed on the project requiring that should any archaeological or cultural resources be found during construction or demolition, activities shall halt until an on-site archaeological mitigation program has been approved by a qualified archaeologist. Any future activities will be held to the conditions of approval above based on the recommendation of the CCIC report.

In accordance with SB 18 and AB 52, this project was not referred to the tribes listed with the Native American Heritage Commission (NAHC) as the project is not a General Plan Amendment and no tribes have requested consultation or project referral noticing. As mentioned above in the Cultural Resources section, conditions of approval will be placed on the project requiring that should any archaeological or cultural resources be found during construction, activities shall halt until an on-site archaeological mitigation program has been approved by a qualified archaeologist; and should any human remains be found on the property, the applicant/owner shall contact the County coroner pursuant to California Health and Safety Code Section 7050.3, who will determine if the find is Native American.

It does not appear that this project will result in significant impacts to any Tribal Resources. Accordingly, the potential impacts to Tribal Resources are less significant than those considered in the GPU EIR. Less than significant impacts are considered to be consistent with the GPU EIR.

Mitigation: None.

References: Application materials; Central California Information Center Report for the project site, dated December 1, 2023; Stanislaus County General Plan and Support Documentation¹.

XIX. UTILITIES AND SERVICE SYSTEMS -- Would the project:	Significant Project Impact	Impact Not Identified by GPU EIR	Substantial New Information	Consistent with GPU EIR
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?				X
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?				X
c) 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
d) Generate solid waste in excess of state or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?				X
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?				X

Discussion: The GPU EIR determined that most of the potential for impacts to utilities and service systems resulting from implementation of the General Plan were less than significant. However, the GPU EIR analysis of the population projections covering the 2035 planning horizon of the General Plan did identify significant and unavoidable impacts in terms of wastewater and water treatment facility capacity to serve this projected future development. Further, some existing water and wastewater systems, specifically those identified in the Disadvantaged Communities Report, were determined to be at capacity or in need of improvements. The Central Valley Regional Water Quality Control Board (CVRWQCB) will set the specific waste discharge requirements for any new or expanded wastewater treatment facility as part of its permit for that facility. Future water and wastewater treatment facilities will be required by law to operate in compliance with any and all requirements of the CVRWQCB permits. Additionally, any expansion of these facilities would require additional CEQA review.

If approved, each parcel will be able to maintain up to one single-family dwelling, one accessory dwelling unit, and one junior accessory dwelling unit in accordance with the R-1 zoning district. If future construction were to occur, the parcels will have to hook up to City of Modesto for water and sewer facilities. On-site septic and well infrastructure are not permitted by Stanislaus County’s Department of Environmental Resources (DER) and they require the applicant to fully execute the Will Serve Letter by the City of Modesto. No new construction or wells are proposed as part of this project.

The project was referred to the County’s DER and a response was received stating that the Proposed Parcel Map will not have a significant impact on the environment and also added comments requiring a fully-executed Will Serve Letter for sewer and water service from the City of Modesto. Email correspondence received on June 26, 2024 indicated that the City of Modesto would provide sewer and water service and was finalizing Will Serve Letters for the proposed parcels. The Stanislaus County LAFCO responded with comments on May 29, 2024 requiring LAFCO review and approval prior to connection of the proposed parcels to the City of Modesto for sewer services, which was applied as a condition of approval to the project.

This project will not increase demands for water and wastewater treatment facilities. Accordingly, the potential impacts to utilities and service systems are considered to be consistent with those evaluated in the GPU EIR.

Mitigation: None.

References: Application materials; Stanislaus County Zoning Ordinance (Title 21); DER comments received on May 20, 2024; Email correspondence received from City of Modesto on June 26, 2024; Comments received from LAFCO on May 29, 2024; Stanislaus County 2016 General Plan EIR; Stanislaus County General Plan and Support Documentation¹.

XX. WILDFIRE – If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Significant Project Impact	Impact Not Identified by GPU EIR	Substantial New Information	Consistent with GPU EIR
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?				X
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				X
c) Require the installation of maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				X
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				X

Discussion: The GPU EIR determined that the potential for exposing people to risk involving wildland fires, as discussed in the Hazards and Hazardous Materials Section of GPU EIR, was less than significant. The Safety Element of the General Plan includes maps which show the County’s Fire Hazard Severity Zones and State Responsibility Areas, and also includes Goals, Policies, and Implementation Measures, including the incorporation of the County’s Local Hazard Mitigation Plan by reference, which address reducing the risk of wildland fires.

The project site is in an urbanized area with no wildlands located in the vicinity of the project site. In addition, the project site is not located within a designated high or very high fire hazard severity zone, near state responsibility areas, or lands classified as very high fire hazard severity zones. The project terrain is relatively flat. Access will be provided via public California and Seybold Avenues for Proposed Parcels 1 and 2. If approved, each parcel will be able to maintain up to one single-family dwelling, one accessory dwelling unit, and one junior accessory dwelling unit in accordance with the R-1 zoning district. If future construction were to occur, the applicable fire district will review the project site for adequate emergency vehicle access as part of the building permit process for future development of each parcel.

No construction or grading is proposed as part of this request. All future structures will be required to be constructed in accordance with Chapter 7A of the most current adopted version of the California Building Code and California Residential Code. The project site is served by the Burbank/Paradise Fire Protection District. The site is located in a Local Responsibility Area (LRA). The project was referred to Burbank/Paradise Fire Protection District, and no response was received. There are no significant impacts to the project site or surrounding environment’s wildfire risk anticipated as a result of this project. Accordingly, the potential impacts to Wildfire is considered to be consistent with those evaluated in the GPU EIR.

Mitigation: None.

References: Application materials; Stanislaus County Zoning Ordinance (Title 21); Stanislaus County 2016 General Plan EIR; Stanislaus County General Plan and Support Documentation¹.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE --	Significant Project Impact	Impact Not Identified by GPU EIR	Substantial New Information	Consistent with GPU EIR
a) Does the project have the potential to substantially 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, substantially 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: The GPU EIR identified the following impacts as cumulative significant and unavoidable impacts:

- Air Quality - Construction-related emissions in excess of the SJVAB's thresholds of significance
- Biological Resources - Movement of any native resident or migratory fish or wildlife species or established native resident or migratory wildlife corridors, or the use of native wildlife nursery sites
- Hydrology and Water Quality - Impacts to groundwater supplies and groundwater recharge
- Noise - Potential temporary or permanent ambient noise levels which exceed existing standards
- Transportation - Result in transportation network changes that would prevent the efficient movement of goods within the county (less than significant individual; significant and unavoidable cumulative)

These cumulative impacts were identified based on development that could occur by 2035 as a result of the planning horizon of the General Plan. The GPU EIR also acknowledged that groundwater impacts would become less than significant when the GSPs for the County were implemented. If approved, both parcels will maintain consistency with the density and intensity allowed with the "Low-Density Residential" designation of the General Plan as well as the uses permitted in the Single-Family Residential (R-1) zoning district. Review of this project has not indicated any features which might significantly impact the environmental quality of the site and/or the surrounding area. Accordingly, the potential impacts to Mandatory Findings of Significance are considered to be consistent with those evaluated in the GPU EIR.

Mitigation: None.

References: Application materials; Stanislaus County Zoning Ordinance (Title 21); Stanislaus County 2016 General Plan EIR; Stanislaus County General Plan and Support Documentation¹.

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

Table ES-2. Summary of Impacts and Mitigation Measures

Impact	Level of Significance before Mitigation	Mitigation Measure	Level of Significance after Mitigation
3.1 Aesthetics			
Impact AES-1: Substantially degrade the existing visual character or quality of the county and its surroundings, including scenic vista	Less than significant	–	–
Impact AES-2: Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings along a scenic highway	Less than significant	–	–
Impact AES-3: Create a new source of substantial light or glare that would adversely affect daytime or nighttime views in the area	Significant	No mitigation available	Significant and unavoidable
3.2 Agricultural Resources			
Impact AGR-1: Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance, as shown on the maps prepared pursuant to the FMMP of the California Resources Agency, to non-agricultural use	Less than significant	–	–
Impact AGR-2: Conflict with existing zoning for agricultural use or a Williamson Act contract	Less than significant	–	–
Impact AGR-3: Conflict with existing zoning for, or cause rezoning of, forestland (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])	Less than significant	–	–
Impact AGR-4: Result in the loss of forestland or conversion of forestland to non-forest use	Less than significant	–	–
Impact AGR-5: Involve other changes in the existing environment that, because of their location or nature, could result in the conversion of farmland to non-agricultural use or the conversion of forestland to non-forest use	Less than significant	–	–

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APPENDIX A

Impact	Level of Significance before Mitigation	Mitigation Measure	Level of Significance after Mitigation
3.3 Air Quality			
Impact AQ-1: Generate construction-related emissions in excess of SJVAPCD thresholds	Significant (individual and cumulative)	No mitigation available	Significant and unavoidable
Impact AQ-2: Generate on-road mobile source criteria pollutant emissions in excess of SJVAPCD thresholds	Less than significant	-	-
Impact AQ-3: Expose sensitive receptors to substantial concentrations of carbon monoxide	Less than significant	-	-
Impact AQ-4: Expose sensitive receptors to substantial pollutant concentrations	Less than significant	-	-
Impact AQ-5: Expose sensitive receptors to substantial odors	Less than significant	-	-
3.4 Biological Resources			
Impact BIO-1: 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 Wildlife or U.S. Fish and Wildlife Service	Less than significant	-	-
Impact BIO-2: Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service	Less than significant	-	-
Impact BIO-3: Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marshes, vernal pools, coastal wetlands, etc.) or waters of the State through direct removal, filling, hydrological interruption, or other means	Less than significant	-	-
Impact BIO-4: 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	Significant (individual and cumulative)	No mitigation available	Significant and unavoidable

Impact	Level of Significance before Mitigation	Mitigation Measure	Level of Significance after Mitigation
Impact BIO-5: Conflict with any local policies or ordinances protecting biological resources	No Impact	–	–
Impact BIO-6: Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan	No impact	–	–
Impact BIO-6: Introduce or spread invasive species	Less than significant	–	–

3.5 Cultural Resources

Impact CUL-1: Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5	Significant	No mitigation available	Significant and unavoidable
Impact CUL-2: Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5	Significant	No mitigation available	Significant and unavoidable
Impact CUL-3: Disturb any human remains, including those interred outside of formal cemeteries	Less than significant	–	–

3.6 Geology, Soils, and Paleontological Resources

Impact GEO-1: Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving fault rupture	Less than significant	–	–
Impact GEO-2: Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving strong seismic ground shaking; seismic-related ground failure, including liquefaction; or landslides	Less than significant	–	–
Impact GEO-3: Result in substantial soil erosion or the loss of topsoil	Less than significant	–	–
Impact GEO-4: Location on a geologic unit or soil that is unstable or that would become unstable as a result of the project and potentially result in an onsite or offsite landslide	Less than significant	–	–
Impact GEO-5: Location on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property	Less than significant	–	–

Impact	Level of Significance before Mitigation	Mitigation Measure	Level of Significance after Mitigation
Impact GEO-6: Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems in areas where sewers are not available for the disposal of wastewater	Less than significant	-	-
Impact GEO-7: Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature	Less than significant	-	-
3.7 Greenhouse Gas Emissions and Energy			
Impact EGY-1: Result in inefficient, wasteful, and unnecessary consumption of energy, including transportation energy use	Less than significant	-	-
Impact GHG-1: Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment	Less than significant	-	-
Impact GHG-2: conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases	Less than significant	-	-
3.8 Hazards and Hazardous Materials			
Impact HAZ-1: Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials	Less than significant	-	-
Impact HAZ-2: 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	Less than significant	-	-
Impact HAZ-3: Emit hazardous emissions or involve handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school	Less than significant	-	-
Impact HAZ-4: Be located on a site that 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	Less than significant	-	-
Impact HAZ-5: Be located within an airport land use plan area or, where such a plan has not been adopted, be within two miles of a public airport or public use airport, and result in a safety hazard for people residing or working in the project area	Less than significant	-	-
Impact HAZ-6: Be located within the vicinity of a private airstrip and result in a safety hazard for people residing or working in the project area	Less than significant	-	-

Impact	Level of Significance before Mitigation	Mitigation Measure	Level of Significance after Mitigation
Impact HAZ-7: Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan	Less than significant	–	–
Impact HAZ-8: 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	Less than significant	–	–

3.9 Hydrology and Water Quality

Impact HYD-1: Violate any water quality standards or waste discharge requirements	Less than significant	–	–
Impact HYD-2: Substantially deplete groundwater supplies or interfere substantially with groundwater recharge, resulting in 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 that would not support existing land uses or planned uses for which permits have been granted)	Significant (individual and cumulative)	No mitigation available	Significant and unavoidable
Impact HYD-3: 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 that would result in substantial erosion or siltation onsite or offsite	Less than significant	–	–
Impact HYD-4: 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 that would result in flooding onsite or offsite	Less than significant	–	–
Impact HYD-5: Create or contribute runoff water that would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff	Less than significant	–	–
Impact HYD-6: Otherwise substantially degrade water quality	Less than significant	–	–
Impact HYD-7: 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	Less than significant	–	–
Impact HYD-8: Place within a 100-year flood hazard area structures that would impede or redirect flood flows	Less than significant	–	–

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Impact	Level of Significance before Mitigation	Mitigation Measure	Level of Significance after Mitigation
Impact HYD-9: 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	Less than significant	–	–
Impact HYD-10: Contribute to inundation by seiche, tsunami, or mudflow	Less than significant	–	–
3.10 Land Use and Planning			
Impact LAN-1: Physically divide an established community	Less than significant	–	–
Impact LAN-2: Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to, a general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect	Less than significant	–	–
Impact LAN-3: Conflict with any applicable habitat conservation plan or natural community conservation plan	No impact	–	–
3.11 Mineral Resources			
Impact MIN-1: 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	Beneficial impact	–	–
Impact MIN-2: 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	Beneficial impact	–	–
3.12 Noise			
Impact NOI-1: Expose persons to or generate noise levels in excess of standards established in a local general plan or noise ordinance or applicable standards of other agencies	Significant (individual and cumulative)	No mitigation available	Significant and unavoidable
Impact NOI-2: Expose persons to or generate excessive groundborne vibration or groundborne noise levels	Less than significant	–	–
Impact NOI-3: Result in a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project	Less than significant	–	–

Impact	Level of Significance before Mitigation	Mitigation Measure	Level of Significance after Mitigation
Impact NOI-4: Result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project	Less than significant	–	–
Impact NOI-5: Be located within an airport land use plan area, or, where such a plan has not been adopted, within two miles of a public airport or public use airport and expose people residing or working in the project area to excessive noise levels	Less than significant	–	–
Impact NOI-6: Be located in the vicinity of a private airstrip and expose people residing or working in the project area to excessive noise levels	Less than significant	–	–
3.13 Population and Housing			
Impact POP-1: Induce substantial population growth, either directly, by proposing new homes and businesses, or indirectly, through the extension of roads and other infrastructure	Less than significant	–	–
Impact POP-2: Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere	Less than significant	–	–
Impact POP-3: Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere	Less than significant	–	–
3.14 Public Services			
Impact SER-1: Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or a need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, to maintain acceptable service ratios, response times, or other performance objectives: Fire protection	Less than significant	–	–
Impact SER-2: Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or a need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, to maintain acceptable service ratios, response times, or other performance objectives: Police protection	Less than significant	–	–

Impact	Level of Significance before Mitigation	Mitigation Measure	Level of Significance after Mitigation
Impact SER-3: Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or a need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, to maintain acceptable service ratios, response times, or other performance objectives: Schools	Less than significant	–	–
Impact SER-4: Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or a need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, to maintain acceptable service ratios, response times, or other performance objectives: Parks	No impact	–	–
Impact SER-5: Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or a need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, to maintain acceptable service ratios, response times, or other performance objectives: Other public facilities	Less than significant	–	–
3.15 Recreation			
Impact REC-1: Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated	Significant	No mitigation available	Significant and unavoidable
Impact REC-2: Include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment	Less than significant	–	–
3.16 Transportation and Traffic			
Impact TRA-1: Result in increased VMT on a per capita basis	Less than significant	–	–
Impact TRA-2: Result in traffic operations below LOS C for Stanislaus County roadways, which is the minimum acceptable threshold according to the General Plan	Less than significant	–	–

Impact	Level of Significance before Mitigation	Mitigation Measure	Level of Significance after Mitigation
Impact TRA-3: Result in traffic operations below the minimum acceptable thresholds on roadways outside Stanislaus County's jurisdiction (i.e., Caltrans facilities)	Significant	No mitigation available	Significant and unavoidable
Impact TRA-4: Create demand for public transit unable to be met by planned services and facilities or disrupt existing, or interfere with planned, transit services or facilities	Less than significant	–	–
Impact TRA-5: Disrupt existing, or interfere with planned, bicycle or pedestrian facilities	Less than significant	–	–
Impact TRA-6: Result in transportation network changes that would prevent the efficient movement of goods within the county	Less than significant (individual)	–	–
	Significant (cumulative)	No mitigation available	Significant and unavoidable
Impact TRA-7: Result in a change in air traffic patterns, including an increase in traffic levels or a change in location that results in substantial safety risks	Less than significant	–	–
Impact TRA-8: Create additional vehicle, bicycle, or pedestrian travel on roadways or other facilities that do not meet current county design standards	Significant	No mitigation available	Significant and unavoidable
Impact TRA-9: Substantially conflict with applicable plans, policies, and regulations of other agencies and jurisdictions where such conflict would result in an adverse physical change in the environment	Less than significant	–	–

Impact	Level of Significance before Mitigation	Mitigation Measure	Level of Significance after Mitigation
3.17 Utilities and Service Systems			
Impact UTL-1: Exceed wastewater treatment requirements of the Central Valley Regional Water Quality Control Board	Less than significant	–	–
Impact UTL-2: 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	Significant	No mitigation available	Significant and unavoidable
Impact UTL-3: Require or result in the construction of new stormwater drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects	Less than significant	–	–
Impact UTL-4: Have sufficient water supplies available to serve the project from existing entitlements and resources, or would new or expanded entitlements be needed?	Less than significant	–	–
Impact UTL -5: Result in a determination by the wastewater treatment provider that 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	Significant	No feasible mitigation available	Significant and unavoidable
Impact UTL-6: Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs	Less than significant	–	–
Impact UTL-7: Comply with federal, state, and local statutes and regulations related to solid waste	Less than significant	–	–

CENTRAL CALIFORNIA INFORMATION CENTER

California Historical Resources Information System

Department of Anthropology – California State University, Stanislaus

One University Circle, Turlock, California 95382

(209) 667-3307



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

Date: 12/1/2023

Records Search File #: 12732N

Project: Tentative Parcel Map

902 California Avenue, Modesto, CA

Barbara Yee Charlson, Project Coordinator

Dilip Kishnani, Engineer

Sterling Consultants

46560 Fremont Blvd., Unit 205

Fremont, CA 94538

510-344-8958

925-705-3633

Byee@1sterlingconsultants.com

1sterlingconsultants@gmail.com

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

Search of our files includes review of our maps for the specific project area and the immediate vicinity of the project area, and review of the following:

National Register of Historic Places (NRHP)

California Register of Historical Resources (CRHR)

California Inventory of Historic Resources (1976)

California Historical Landmarks

California Points of Historical Interest listing

Office of Historic Preservation Built Environment Resource Directory (BERD) and the

Archaeological Resources Directory (ARD)

Survey of Surveys (1989)

Caltrans State and Local Bridges Inventory

General Land Office Plats

Other pertinent historic data available at the CCaIC for each specific county

The following details the results of the records search:

Prehistoric or historic resources within the project area:

- There are no formally recorded prehistoric or historic archaeological resources or historic buildings and structures within the project area.
- The 1854 edition of the General Land Office survey plat for T3S R9E shows Section 31 divided into parcels of various acreage, with the SE ¼ shown as a 160-acre parcel. No historic features are referenced.

- The Official Map of the County of Stanislaus, California (1906) shows California Avenue, with historic Lateral No. 5 to the west of the project area, and the SE ¼ of Section 31 divided into numerous small parcels.
- The 1915 edition of the Salida USGS 7.5' quadrangle shows California Avenue and Lateral No. 5 to the west.
- The 1953 edition of the Salida USGS quadrangle also shows Seybold Avenue and a building within the project area that would be 70 years in age (or older). We have no further information on file regarding this possible historical resource.

Prehistoric or historic resources within the immediate vicinity of the project area: None has been formally reported to the Information Center.

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

Previous investigations within the project area: None has been formally reported to the Information Center.

Recommendations/Comments:

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

If the current project does not include ground disturbance, further study for archaeological resources is not recommended at this time. If ground disturbance is considered a part of the current project, we recommend further review for the possibility of identifying prehistoric or historic-era archaeological resources.

If the proposed project contains buildings or structures that meet the minimum age requirement (45 years in age or older) it is recommended that the resource/s be assessed by a professional familiar with architecture and history of the county. Review of the available historic building/structure data has included only those sources listed above and should not be considered comprehensive.

If at any time you might require the services of a qualified professional the Statewide Referral List for Historical Resources Consultants is posted for your use on the internet at <http://chrisinfo.org>

If archaeological resources are encountered during project-related activities, work should be temporarily halted in the vicinity of the discovered materials and workers should avoid altering

the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. Project personnel should not collect cultural resources.

If human remains are discovered, California Health and Safety Code Section 7050.5 requires you to protect the discovery and notify the county coroner, who will determine if the find is Native American. If the remains are recognized as Native American, the coroner shall then notify the Native American Heritage Commission (NAHC). California Public Resources Code Section 5097.98 authorizes the NAHC to appoint a Most Likely Descendant (MLD) who will make recommendations for the treatment of the discovery.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the State Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the CHRIS Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

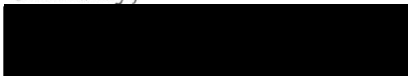
The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals,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

We thank you for contacting this office regarding historical resource preservation. Please let us know when we can be of further service. Thank you for submitting the signed *Access Agreement Short Form*. **Note:** Billing will be transmitted separately via email from the Financial Services office (\$150.00), payable within 60 days of receipt of the invoice.

If you wish to include payment by Credit Card, you must wait to receive the official invoice from Financial Services so that you can reference the CMP # (Invoice Number), and then contact the link below:

<https://commerce.cashnet.com/ANTHROPOLOGY>

Sincerely,



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

* Invoice Request sent to: ARBilling@csustan.edu, CSU Stanislaus Financial Services

STANISLAUS COUNTY
DEPARTMENT OF PLANNING AND
COMMUNITY DEVELOPMENT
1010 10th Street, Suite 3400
Modesto, California 95354

NOTICE OF EXEMPTION

Project Title: Parcel Map Application No. PLN2024-0019 - Gomez and Esquivias

Applicant Information: Benjamin Gomez and Gloria Esquivias

Telephone: (408) 581-1310

Project Location: 902 California Ave, between Seybold Avenue and the Modesto Irrigation District Lateral No. 5 Canal, in the Modesto area. Stanislaus County. APN: 030-014-022.

Description of Project: Request to subdivide a 1.1± acre parcel into two parcels of 10,095± and 37,739± square feet in size, in the Single-Family Residential (R-1) zoning district.

Name of Agency Approving Project: Stanislaus County Planning Commission

Lead Agency Contact Person: Marcus Ruddicks, Assistant Planner

Telephone: (209) 525-6330

Exempt Status: (check one)

- Ministerial (Section 21080(b)(1); 15268);
- Declared Emergency (Section 21080(b)(3); 15269(a));
- Emergency Project (Section 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: _____
- Statutory Exemptions. State code number: _____
- Common Sense Exemption. 15061 (b)(3)

Reasons why project is exempt: The project is considered to be a minor land division of already disturbed land. No construction is proposed as part of this request. The use of the property for single-family dwellings will remain unchanged. There is also no evidence in the record that this action will have a direct or significant physical impact on the environment.

Dated

Marcus Ruddicks
Assistant Planner

SUMMARY OF RESPONSES FOR ENVIRONMENTAL REVIEW REFERRALS

PROJECT: PM APP. NO. PLN2024-0019- GOMEZ AND ESQUIVIAS

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							
CA OPR STATE CLEARINGHOUSE	X		X		X							
CA RWQCB CENTRAL VALLEY REGION	X		X		X							
CA DEPT OF TOXIC SUBSTANCES CONTROL	X		X	X		X				X	X	
CITY OF: MODESTO	X		X	X				X		X		X
COOPERATIVE EXTENSION	X		X		X							
FIRE PROTECTION DIST: BURBANK/PARADISE	X		X		X							
IRRIGATION DISTRICT: MODESTO	X		X	X				X		X	X	
MOSQUITO DISTRICT: EASTSIDE	X		X		X							
STANISLAUS COUNTY EMERGENCY MEDICAL SERVICES	X		X		X							
PACIFIC GAS & ELECTRIC	X		X		X							
SAN JOAQUIN VALLEY APCD	X		X		X							
SCHOOL DISTRICT 1: MODESTO UNION	X		X		X							
STAN CO BUILDING PERMITS DIVISION	X		X		X							
STAN CO CEO	X		X		X							
STAN CO DER	X		X	X		X				X	X	
STAN CO HAZARDOUS MATERIALS	X		X	X		X						
STAN CO PUBLIC WORKS	X		X	X				X		X	X	
STAN CO PUBLIC WORKS- SURVEY	X		X		X							
STAN CO SUPERVISOR DIST 3: WITHROW	X		X		X							
STAN COUNTY COUNSEL	X		X		X							
STANISLAUS FIRE PREVENTION BUREAU	X		X		X							
STANISLAUS LAFCO	X		X	X				X			X	
TELEPHONE COMPANY: AT&T	X		X		X							
US FISH & WILDLIFE	X		X		X							

**COUNTY OF STANISLAUS CAMPAIGN CONTRIBUTION DISCLOSURE FORM
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT**

Application Number: FLN 2024-0019
 Application Title: GOMEZ/ESQUIVIA'S PARCEL MAP
 Application Address: 902 CALIFORNIA AVE, MODESTO, CA 95351
 Application APN: 030-01A-022

Was a campaign contribution, regardless of the dollar amount, made to any member of a decision-making body involved in making a determination regarding the above application (i.e. Stanislaus County Board of Supervisors, Planning Commission, Airport Land Use Commission, or Building Code Appeals Board), hereinafter referred to as Member, during the 12-month period preceding the filing of the application, by the applicant, property owner, or, if applicable, any of the applicant's proposed subcontractors or the applicant's agent or lobbyist?

Yes No

If no, please sign and date below

If yes, please provide the following information:

Applicant's Name: BENJAMIN GOMEZ
 Contributor or Contributor Firm's Name: Benjamin Gomez
 Contributor or Contributor Firm's Address: 902 CALIFORNIA AV MODESTO 95351

Is the Contributor:
 The Applicant: Yes No
 The Property Owner: Yes No
 The Subcontractor: Yes No
 The Applicant's Agent/Lobbyist: Yes No

Note: Under California law as implemented by the Fair Political Practices Commission, campaign contributions made by the Applicant and the Applicant's agent lobbyist who is representing the Applicant in this application or solicitation must be aggregated together to determine the total campaign contribution made by the Applicant.

Identify the Member(s) to whom you, the property owner, your subcontractors, and/or agent lobbyist made campaign contributions during the 12-month period preceding the filing of the application: the name of the contributor, the dates of contribution(s) and dollar amount of the contribution. Each date must include the exact month, day, and year of the contribution.

Name of Member: _____
 Name of Contributor: _____
 Date(s) of Contribution(s): _____
 Amount(s): _____

(Please add an additional sheet(s) to identify additional Member(s) to whom you, the property owner, your subcontractors, and/or agent lobbyist made campaign contributions.)

By signing below, I certify that the statements made herein are true and correct. I also agree to disclose to the County any future contributions made to Member(s) by the applicant, property owner, or, if applicable, any of the applicant's proposed subcontractors or the applicant's agent or lobbyist after the date of signing this disclosure form, and within 12 months following the approval, renewal, or extension of the requested license, permit, or entitlement to use.

Date: 8/20/2024

STERLING CONSULTANTS
 Print Firm Name if applicable

Signature of Applicant: _____

MALIP KISHANAN
 Print Name of Applicant

**COUNTY OF STANISLAUS CAMPAIGN CONTRIBUTION DISCLOSURE FORM
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT**

Application Number: FLN 2024-0019
 Application Title: GOMEZ/ESQUIVIAS PARCEL MAP
 Application Address: 902 CALIFORNIA AVE, MADERA, CA 95351
 Application APN: 030-01A-022

Was a campaign contribution, regardless of the dollar amount, made to any member of a decision-making body involved in making a determination regarding the above application (i.e. Stanislaus County Board of Supervisors, Planning Commission, Airport Land Use Commission, or Building Code Appeals Board), hereinafter referred to as Member, during the 12-month period preceding the filing of the application, by the applicant, property owner, or, if applicable, any of the applicant's proposed subcontractors or the applicant's agent or lobbyist?

Yes No

If no, please sign and date below.

If yes, please provide the following information:

Applicant's Name: Gloria Esquivias
 Contributor or Contributor Firm's Name: OWNER
 Contributor or Contributor Firm's Address: 902 CALIFORNIA AVE MADERA 95351

Is the Contributor:

The Applicant	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
The Property Owner	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
The Subcontractor	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
The Applicant's Agent/ Lobbyist	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

Note: Under California law as implemented by the Fair Political Practices Commission, campaign contributions made by the Applicant and the Applicant's agent/lobbyist who is representing the Applicant in this application or solicitation must be aggregated together to determine the total campaign contribution made by the Applicant.

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Name of Member: _____
 Name of Contributor: _____
 Date(s) of Contribution(s): _____
 Amount(s): _____

(Please add an additional sheet(s) to identify additional Member(s) to whom you, the property owner, your subconsultants, and/or agent/lobbyist made campaign contributions)

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Date: 8/20/2024

Signature of Applicant: 

STERLING CONSULTANTS
 Print Firm Name if applicable

MILIP KISHNANI
 Print Name of Applicant

**COUNTY OF STANISLAUS CAMPAIGN CONTRIBUTION DISCLOSURE FORM
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT**

Application Number: FLN 2024-0019
 Application Title: GOMEZ/FERRERIAS PARCEL MAP
 Application Address: 902 CALIFORNIA AVE, MONTECITO, CA 95351
 Application APN: 030-01A-022

Was a campaign contribution, regardless of the dollar amount, made to any member of a decision-making body involved in making a determination regarding the above application (i.e. Stanislaus County Board of Supervisors, Planning Commission, Airport Land Use Commission, or Building Code Appeals Board), hereinafter referred to as Member, during the 12-month period preceding the filing of the application, by the applicant, property owner, or, if applicable, any of the applicant's proposed subcontractors or the applicant's agent or lobbyist?

Yes No

If no, please sign and date below.

If yes, please provide the following information:

Applicant's Name: LEON D HERNANDEZ
 Contributor or Contributor Firm's Name: HERNANDEZ CONSTRUCTION
 Contributor or Contributor Firm's Address: 1624 S. HWY 99 #72 MONTECITO CA 95336

Is the Contributor:

The Applicant	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
The Property Owner	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
The Subcontractor	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
The Applicant's Agent/ Lobbyist	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>

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 Name of Contributor: _____
 Date(s) of Contribution(s): _____
 Amount(s): _____

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8/20/2024
 Date


 Signature of Applicant

STERLING CONSULTANTS
 Print Firm Name if applicable

M LIP KISHWANJ
 Print Name of Applicant

**COUNTY OF STANISLAUS CAMPAIGN CONTRIBUTION DISCLOSURE FORM
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT**

Application Number: PLN 2024-0019
Application Title: GOMEZ/ESQUIVIAS PARCEL MAP
Application Address: 902 CALIFORNIA AVE, MODESTO, CA 95351
Application APN: 030-01A-022

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Yes No

If no, please sign and date below.

If yes, please provide the following information:

Applicant's Name: _____

Contributor or Contributor Firm's Name: _____

Contributor or Contributor Firm's Address: _____

Is the Contributor:

The Applicant	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
The Property Owner	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
The Subcontractor	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>
The Applicant's Agent/ Lobbyist	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>

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Name of Member: _____

Name of Contributor: _____


Date(s) of Contribution(s): _____

Amount(s): _____

(Please add an additional sheet(s) to identify additional Member(s) to whom you, the property owner, your subconsultants, and/or agent/lobbyist made campaign contributions)

By signing below, I certify that the statements made herein are true and correct. I also agree to disclose to the County any future contributions made to Member(s) by the applicant, property owner, or, if applicable, any of the applicant's proposed subcontractors or the applicant's agent or lobbyist after the date of signing this disclosure form, and within 12 months following the approval, renewal, or extension of the requested license, permit, or entitlement to use

8-19-24
Date


Signature of Applicant

Print Firm Name if applicable

SUDHIR CHAUDHARY
Print Name of Applicant

**COUNTY OF STANISLAUS CAMPAIGN CONTRIBUTION DISCLOSURE FORM
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT**

Application Number: PLN 2024-0019
 Application Title: GOMEZ/ESQUIVIAS PARCEL MAP
 Application Address: 902 CALIFORNIA AVE, MODESTO, CA 95351
 Application APN: 030-01A-022

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Yes No

If no, please sign and date below.

If yes, please provide the following information:

Applicant's Name: _____

Contributor or Contributor Firm's Name: _____

Contributor or Contributor Firm's Address: _____

Is the Contributor:

The Applicant	Yes <input type="checkbox"/>	No <input type="checkbox"/>
The Property Owner	Yes <input type="checkbox"/>	No <input type="checkbox"/>
The Subcontractor	Yes <input type="checkbox"/>	No <input type="checkbox"/>
The Applicant's Agent/ Lobbyist	Yes <input type="checkbox"/>	No <input type="checkbox"/>

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Name of Member: _____

Name of Contributor: _____

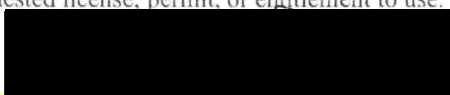
Date(s) of Contribution(s): _____

Amount(s): _____

(Please add an additional sheet(s) to identify additional Member(s) to whom you, the property owner, your subconsultants, and/or agent/lobbyist made campaign contributions)

By signing below, I certify that the statements made herein are true and correct. I also agree to disclose to the County any future contributions made to Member(s) by the applicant, property owner, or, if applicable, any of the applicant's proposed subcontractors or the applicant's agent or lobbyist after the date of signing this disclosure form, and within 12 months following the approval, renewal, or extension of the requested license, permit, or entitlement to use.

8 | 20 | 2024
Date


Signature of Applicant

STERLING CONSULTANTS
Print Firm Name if applicable

MILIP KISHNANI
Print Name of Applicant