



CEQA Referral Initial Study And Notice of Intent to Adopt a Negative Declaration

Date: February 5, 2025

To: Distribution List (See Attachment A)

From: Jeremy Ballard, Senior Planner, Planning and Community Development

Subject: PARCEL MAP, VARIANCE, AND EXCEPTION APPLICATION NO. PLN2024-0087 – ROGERS

Comment Period: February 5, 2025 – March 12, 2025

Respond By: March 12, 2025

Public Hearing Date: Not yet scheduled. A separate notice will be sent to you when a hearing is scheduled.

You may have previously received an Early Consultation Notice regarding this project, and your comments, if provided, were incorporated into the Initial Study. Based on all comments received, Stanislaus County anticipates adopting a Negative Declaration for this project. This referral provides notice of a 30-day comment period during which Responsible and Trustee Agencies and other interested parties may provide comments to this Department regarding our proposal to adopt the Negative Declaration.

All applicable project documents are available for review at: Stanislaus County Department of Planning and Community Development, 1010 10th Street, Suite 3400, Modesto, CA 95354. Please provide any additional comments to the above address or call us at (209) 525-6330 if you have any questions. Thank you.

Applicant: EJ Rogers

Project Location: 7025 Hillcrest Drive, between Country Club Drive and Thunderbird Drive in the Community of Del Rio

APN: 004-059-054 & 004-059-055

Williamson Act Contract: N/A

General Plan: Low Density Residential

Community Plan: Low Density Residential Area 1 Sub Area 2

Current Zoning: Rural Residential (R-A)

Project Description: Request to subdivide two parcels totaling 3.52± acres, into three parcels of 1.67±, 1±, and 0.85± acres in size in the Rural Residential (R-A) zoning district. A variance to the R-A Zoning Ordinance is required to allow Proposed Parcel 2 to be less than 65-feet-wide and an exception to the Subdivision Ordinance is required for the use of an access easement for Proposed Parcel 3.

Full document with attachments available for viewing at:
<http://www.stancounty.com/planning/pl/act-projects.shtm>



PARCEL MAP, VARIANCE, AND EXCEPTION APPLICATION NO. PLN2024-0087 – ROGERS

Attachment A

Distribution List

| | | | |
|---|---|---|---|
| | CA DEPT OF CONSERVATION Land Resources | | STAN CO ALUC |
| X | CA DEPT OF FISH & WILDLIFE | | STAN CO ANIMAL SERVICES |
| | CA DEPT OF FORESTRY (CAL FIRE) | X | STAN CO BUILDING PERMITS DIVISION |
| | CA DEPT OF TRANSPORTATION DIST 10 | X | STAN CO CEO |
| X | CA OPR STATE CLEARINGHOUSE | | STAN CO CSA |
| X | CA RWQCB CENTRAL VALLEY REGION | X | STAN CO DER |
| | CA DEPT OF SOCIAL SERVICES | | STAN CO ERC |
| | CA DEPT OF HEALTH CARE SERVICES | | STAN CO FARM BUREAU |
| | CENTRAL VALLEY FLOOD PROTECTION | X | STAN CO HAZARDOUS MATERIALS |
| X | CITY OF: MODESTO UTILITIES | X | STAN CO PARKS & RECREATION |
| | COMMUNITY SERVICES/SANITARY DIST | X | STAN CO PUBLIC WORKS |
| X | COOPERATIVE EXTENSION | X | STAN CO PUBLIC WORKS - SURVEY |
| | COUNTY OF: SAN JOAQUIN | | STAN CO RISK MANAGEMENT |
| | DER - GROUNDWATER RESOURCES DIVISION | X | STAN CO SHERIFF |
| X | DISPOSAL DIST: BERTOLOTTI | X | STAN CO SUPERVISOR DIST # 4: GREWAL |
| X | FIRE PROTECTION DIST: SALIDA | X | STAN COUNTY COUNSEL |
| X | GSA: WEST TURLOCK SUBBASIN | X | StanCOG |
| | HOSPITAL DIST: | X | STANISLAUS FIRE PREVENTION BUREAU |
| X | IRRIGATION DIST: MODESTO | X | STANISLAUS LAFCO |
| X | MOSQUITO DIST: EASTSIDE | | STATE OF CA SWRCB – DIV OF DRINKING WATER DIST. 10 |
| X | STANISLAUS COUNTY EMERGENCY MEDICAL SERVICES | X | SURROUNDING LAND OWNERS |
| | MUNICIPAL ADVISORY COUNCIL: | | INTERESTED PARTIES |
| X | PACIFIC GAS & ELECTRIC | X | TELEPHONE COMPANY: AT&T |
| | POSTMASTER: | | TRIBAL CONTACTS (CA Government Code §65352.3) |
| | RAILROAD: | | US ARMY CORPS OF ENGINEERS |
| X | SAN JOAQUIN VALLEY APCD | X | US FISH & WILDLIFE |
| X | SCHOOL DIST 1: MODESTO CITY & STANISLAUS UNION | | US MILITARY (SB 1462) |
| | SCHOOL DIST 2: | | USDA NRCS |
| | WORKFORCE DEVELOPMENT | | WATER DIST: |
| X | STAN CO AG COMMISSIONER | | |

**STANISLAUS COUNTY
CEQA REFERRAL RESPONSE FORM**

TO: Stanislaus County Planning & Community Development
1010 10th Street, Suite 3400
Modesto, CA 95354

FROM: _____

SUBJECT: PARCEL MAP, VARIANCE, AND EXCEPTION APPLICATION NO. PLN2024-0087 – ROGERS

Based on this agency's particular field(s) of expertise, it is our position the above described project:

- _____ Will not have a significant effect on the environment.
- _____ May have a significant effect on the environment.
- _____ No Comments.

Listed below are specific impacts which support our determination (e.g., traffic general, carrying capacity, soil types, air quality, etc.) – (attach additional sheet if necessary)

- 1.
- 2.
- 3.
- 4.

Listed below are possible mitigation measures for the above-listed impacts: *PLEASE BE SURE TO INCLUDE WHEN THE MITIGATION OR CONDITION NEEDS TO BE IMPLEMENTED (PRIOR TO RECORDING A MAP, PRIOR TO ISSUANCE OF A BUILDING PERMIT, ETC.):*

- 1.
- 2.
- 3.
- 4.

In addition, our agency has the following comments (attach additional sheets if necessary).

Response prepared by:

Name Title Date



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

1010 10TH Street, Suite 3400, Modesto, CA 95354
Planning Phone: (209) 525-6330 Fax: (209) 525-5911
Building Phone: (209) 525-6557 Fax: (209) 525-7759

CEQA INITIAL STUDY

Adapted from CEQA Guidelines APPENDIX G Environmental Checklist Form, Final Text, January 1, 2020

1. **Project title:** Parcel Map, Variance, & Exception Application No. PLN2024-0087 - Rogers
2. **Lead agency name and address:** Stanislaus County
1010 10th Street, Suite 3400
Modesto, CA 95354
3. **Contact person and phone number:** Jeremy Ballard, Senior Planner
(209) 525-6330
4. **Project location:** 7025 Hillcrest Drive, between Country Club Drive and Thunderbird Drive in the Community of Del Rio (APN: 004-059-054 & 004-059-055).
5. **Project sponsor's name and address:** EJ Rogers
7025 Hillcrest Drive
Modesto, CA 95356
6. **General Plan designation:** Low Density Residential
7. **Community Plan designation:** Low Density Residential Area 1 Sub Area 2
8. **Zoning:** Rural Residential (R-A)
9. **Description of project:**

Request to subdivide two parcels totaling 3.52± acres, into three parcels of 1.67±, 1±, and 0.85± acres in size in the Rural Residential (R-A) zoning district. A variance to the R-A Zoning Ordinance is required to allow Proposed Parcel 2 to be less than 65-feet-wide and an exception to the Subdivision Ordinance is required for the use of an access easement for Proposed Parcel 3. If approved, all three proposed parcels will be served by the City of Modesto for domestic water services and individual private septic systems. Proposed Parcel 1 is currently improved with a single-family dwelling, detached garage, pool, and two residential accessory structures. Proposed Parcels 2 and 3 are currently vacant. The project site is located within Area 1 Sub Area 2 of the Del Rio Community Plan, which limits residential development to two dwelling units per acre. If approved, Proposed Parcels 2 and 3 could be developed with one single-family dwelling, one accessory dwelling unit (ADU), and one junior accessory dwelling unit (JADU) each. Proposed Parcel 1 could be further developed with one ADU and one JADU. Proposed Parcel 1 will have direct access to County-maintained Hillcrest Drive. Proposed Parcel 2 will maintain its existing flag lot design, obtaining access to Hillcrest Drive via a 36-foot-wide driveway. Proposed Parcel 3 is proposed to access Hillcrest Drive via a proposed 30-foot-wide public utility and private access easement, running westward across proposed Parcel 2. The access easement for Proposed Parcel 3 requires an exception to the Subdivision Ordinance and the flag lot configuration to Proposed Parcel 2 requires a variance to the Zoning Ordinance.

10. **Surrounding land uses and setting:** Single-family residential in all directions, the Del Rio Country Club further to the east.
11. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):** Stanislaus County Department of Public Works
Department of Environmental Resources
12. **Attachments:**
 - I. Record Search from the Central California Information Center, dated August 9, 2024.

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

Signature on file
Prepared by Jeremy Ballard, Senior Planner

February 5, 2025
Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.

4) “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section XVII, “Earlier Analyses,” may be cross-referenced).

5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration.

Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

a) Earlier Analysis Used. Identify and state where they are available for review.

b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

c) Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). References to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.

7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.

9) The explanation of each issue should identify:

a) the significant criteria or threshold, if any, used to evaluate each question; and

b) the mitigation measure identified, if any, to reduce the impact to less than significant.

ISSUES

| I. AESTHETICS – Except as provided in Public Resources Code Section 21099, could the project: | Potentially Significant Impact | Less Than Significant With Mitigation Included | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| a) Have a substantial adverse effect on a scenic vista? | | | X | |
| b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway? | | | X | |
| c) 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 site itself is not considered to be a scenic resource or unique scenic vista. No construction is proposed at this time on any of the three proposed parcels. The project site is currently not in agricultural production or under a Williamson Act Contract. It is zoned Rural Residential (R-A) and designated as Low-Density Residential Area 1 Sub Area 2 in the Del Rio Community Plan and has been improved with residential structures. Proposed Parcel 1 will include an existing single-family dwelling, detached garage, pool, and two residential accessory structures. Proposed Parcels 2 and 3 are currently vacant but each could be developed with a single-family dwelling upon recording of the map. Each resulting parcel could also be developed with one accessory dwelling unit (ADU), and one junior dwelling unit (JADU). Any applicable design guidelines of the Del Rio Community Plan will be included in any future development of the resulting parcels. Any additional lighting including with the development of future residential development will be similar in nature to those found in the Community Plan area. Any landscaping will be reviewed, approved, and inspected by the County in relation to State of California ordinances for efficient landscaping practices.

Accordingly, the potential impacts to aesthetics are considered to be less than significant.

Mitigation: None.

References: Application information; Stanislaus County Zoning Ordinance; Stanislaus County General Plan and Support Documentation¹.

| II. AGRICULTURE AND FOREST RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. -- Would the project: | Potentially Significant Impact | Less Than Significant With Mitigation Included | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| | | | | |

| | | | | |
|--|--|--|---|--|
| a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? | | | X | |
| b) Conflict with existing zoning for agricultural use, or a Williamson Act contract? | | | X | |
| c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))? | | | X | |
| d) Result in the loss of forest land or conversion of forest land to non-forest use? | | | X | |
| e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use? | | | X | |

Discussion: The project site has soils classified by the California Department of Conservation Farmland Mapping and Monitoring Program as “Urban and Built-Up Land”. The United States Department of Agriculture (USDA) Natural Resources Conservation Service’s (NRCS) Eastern Stanislaus County Soil Survey shows that the dominant soil present is Hanford sandy loam, 0 to 3 percent slopes and is Grade 1 with a California Revised Storie Index rating of 93 and Tujunga loamy sand, 0 to 3 percent slopes and is Grade 2, with a California Revised Storie Index rating of 67. Grade 1 soils and soils with a Classification of I or II are deemed prime farmland by Stanislaus County’s Uniform Rules, which comprises 100% of the project site if irrigated; however, this site is zoned Rural Residential (R-A) with a General Plan of Low-Density Residential and Community Plan designation of Low-Density Residential Area 1 Sub Area 2 and is not currently farmed or irrigated. Because the site has already been planned for residential uses, the proposed project will not convert any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to non-agricultural use.

The project site is surrounded by single-family dwellings in all directions, the Del Rio Country Club is approximately 0.2± miles to the east, and the Stanislaus River and San Joaquin County are located approximately 0.37± miles to the west. The closest agriculturally zoned, actively farmed property, and enrolled in the Williamson Act is 0.15± miles west of the project site, outside of the Del Rio Community Plan.

The project site is located within the boundaries of the Modesto Irrigation District (MID). The project was referred to MID who did not respond with comments regarding irrigation facilities.

No forest lands exist in Stanislaus County. The project site is considered to be in-fill development and will not contribute to the loss of farmland or forest land. The project is not anticipated to create any adverse impacts to any adjacent agriculture.

Mitigation: None.

References: Application information; Natural Resources Conservation Service Soil Survey; Stanislaus Soil Survey; California State Department of Conservation Farmland Mapping and Monitoring Program - Stanislaus County Farmland 2024; Referral Response from Modesto Irrigation District, dated October 28, 2024; 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: | Potentially Significant Impact | Less Than Significant With Mitigation Included | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| a) Conflict with or obstruct implementation of the applicable air quality plan? | | | X | |

| | | | | |
|---|--|--|-----------------|--|
| <p>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?</p> | | | <p>X</p> | |
| <p>c) Expose sensitive receptors to substantial pollutant concentrations?</p> | | | <p>X</p> | |
| <p>d) Result in other emissions (such as those odors adversely affecting a substantial number of people?</p> | | | <p>X</p> | |

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

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

The SJVAPCD’s Small Project Analysis Level (SPAL) guidance identifies thresholds of significance for criteria pollutant emissions, which are based on the SJVAPCD’s New Source Review (NSR) offset requirements for stationary sources. Using project type and size, the SJVAPCD has pre-qualified emissions and determined a size below which it is reasonable to conclude that a project would not exceed applicable thresholds of significance for criteria pollutants. In the interest of streamlining CEQA requirements, projects that fit the descriptions and are less than the project sizes provided by the SJVAPCD are deemed to have a less-than significant impact on air quality due to criteria pollutant emissions and as such are excluded from quantifying criteria pollutant emissions for CEQA purposes. The SJVAPCD’s threshold of significance for residential projects is identified as 155 units, and less than 800 additional trips per-day. The project does not propose to construct any additional residential development, however, as a result of the map, Proposed Parcels 2 and 3 could be developed with one single-family dwelling each, one accessory dwelling unit (ADU) each, and one junior accessory dwelling unit (JADU) each. Proposed Parcel 1 could be developed with an ADU and JADU. Construction of a JADU would not count as a separate dwelling unit, as the JADU consists of space within the primary home. According to the Federal Highway Administration the average daily vehicle trips per household is 3.46, which with the potential development of two single-family dwelling and up to three ADU’s across all three parcels, would equal approximately 17.3 additional trips per-day as a result of project approval (5 new units x 3.46 = 17.3). As this is well below the SJVAPCD’s threshold of significance, no significant impacts to air quality are anticipated.

As required by CEQA Guidelines Section 15064.3, potential impacts to transportation should be evaluated using Vehicle Miles Traveled (VMT). Stanislaus County has currently not adopted any significance thresholds for VMT, and projects are treated on a case-by case basis for evaluation under CEQA. However, the State of California - Office of Planning and Research (OPR) has issued guidelines regarding VMT significance under CEQA. The CEQA Guidelines identify vehicle miles traveled (VMT), which is the amount and distance of automobile travel attributable to a project, as the most appropriate measure of transportation impacts. According to the same technical advisory from OPR, projects that generate or attract fewer than 110 trips per-day generally or achieves a 15% reduction of VMT may be assumed to cause a less-than significant transportation impact. As discussed above the anticipated totally daily trips is well below the VMT threshold of significance, no significant impacts to transportation are anticipated.

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

constructing the condominium units. These activities would not require any substantial use of heavy-duty construction equipment and would require little or no demolition or grading as the site is presently unimproved and considered to be topographically flat. Consequently, emissions would be minimal. Furthermore, all construction activities would occur in compliance with all SJVAPCD regulations; therefore, construction emissions would be less than significant without mitigation.

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

The project was referred to the SJVAPCD; however, no response was received for the project.

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

Mitigation: None.

References: Application information; San Joaquin Valley Air Pollution Control District’s Small Project Analysis Level (SPAL) guidance, November 13, 2020; Federal Highway Administration, Summary of Travel Trends: 2022 National Household Travel Survey; Governor’s Office of Planning and Research Technical Advisory, December 2018; San Joaquin Valley Air Pollution Control District - Regulation VIII Fugitive Dust/PM-10 Synopsis; www.valleyair.org; Stanislaus County General Plan and Support Documentation¹

| IV. BIOLOGICAL RESOURCES -- Would the project: | Potentially Significant Impact | Less Than Significant With Mitigation Included | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | | | X | |
| b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service? | | | X | |
| c) Have a substantial adverse effect on 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: It does not appear this project will result in impacts to endangered species or habitats, locally designated species, or wildlife dispersal or mitigation corridors. There is no known sensitive or protected species or natural community located on the site. The project is located within the Salida Quad of the California Natural Diversity Database (CNDDDB) based on the U.S. Geographical quadrangle map series. The project site is surrounded by single-family dwellings in all directions, the Del Rio Country Club is further approximately 0.2± miles to the east, and the Stanislaus River and San Joaquin County are located approximately 0.37± miles to the west. The project is considered in-fill development as the surrounding area is almost entirely built up with residential and urban uses.

Based on results from the California Natural Diversity Database, there are seven species which are state or federally listed, threatened, identified as species of special concern or a candidate of special concern within the Salida California Natural Diversity Database Quad. These species include the Swainson’s hawk, California tiger salamander, tricolored blackbird, steelhead – Central Valley DPS, Crotch bumble bee, valley elderberry longhorn beetle, and Northwest Pond Turtle.

There are no reported sitings of any of the aforementioned species on the project site; however, a valley elderberry longhorn beetle site was observed on December 3, 2009, approximately 0.68 ± miles northeast of the project site, within San Joaquin County, according to the CNDDDB. The CNDDDB currently presumes the species extant from this location. There is a very low likelihood that these species are present on the project site as the parcel is adjacent to urban development and is improved with a single-family dwelling and accessory structures.

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.

An early consultation was referred to the California Department of Fish and Wildlife and no response was received.

Mitigation: None.

References: Application information; California Department of Fish and Wildlife’s Natural Diversity Database Quad Species List; California Natural Diversity Database, Planning and Community Development GIS, accessed January 22, 2025; Stanislaus County General Plan and Support Documentation¹.

| V. CULTURAL RESOURCES -- Would the project: | Potentially Significant Impact | Less Than Significant With Mitigation Included | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| a) Cause a substantial adverse change in the significance of a historical resource pursuant to in § 15064.5? | | | X | |
| b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5? | | | X | |
| c) Disturb any human remains, including those interred outside of formal cemeteries? | | | X | |

Discussion: A records search by the Central California Information Center (CCIC) was conducted on August 9, 2024. The CCIC records search indicated that there was a low probability of discovery of prehistoric resources, but there may be discovery of historical resources such as standing buildings 45 years or older, and possibly subsurface historic-era archaeological features, such as domestic refuse and artifact deposits or building foundations, associated with earlier use on the project site. The CCIC recommended that a qualified historical resources consultant evaluate and formally record any building to be removed if it is 45 years old or older, prior to issuance of any discretionary permit. The CCIC further advised construction personnel to be aware of the potential for subsurface historic-era archaeological features. No records were found that indicated the site contained any prehistoric, historic, or archeologic resources previously identified on-site. The report recommended that conditions be placed on the project requiring all work is to stop and the lead agency and a qualified professional be consulted to determine the importance and appropriate treatment of the find if any historical resources are discovered during project-related activities. If Native American remains are found, the County Coroner and the Native American Heritage Commission are to be notified immediately for recommended procedures. If human remains are uncovered, all work within 100 feet of the find should halt in compliance with Section 15064.5(e) (1) of the CEQA

Guidelines and Public Resources Code Section 7060.5. A condition of approval will be placed on the project requiring if any human remains, or archeological resources are found, construction activities will halt until a qualified survey takes place and the appropriate authorities are notified. If this project is approved, the condition will continue to be applied to any ground-disturbing activities within the project site.

Mitigation: None.

References: Application Information; Records search from the Central California Information Center, dated August 9, 2024; Stanislaus County General Plan and Support Documentation¹.

| VI. ENERGY -- Would the project: | Potentially Significant Impact | Less Than Significant With Mitigation Included | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| 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 CEQA Guidelines Appendix F states that energy consuming equipment and processes, which will be used during construction or operation 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, total estimated daily vehicle trips to be generated by the project, and the additional energy consumed per-trip by mode, shall be taken into consideration when evaluating energy impacts. Additionally, the project's compliance with applicable state or local energy legislation, policies, and standards must be considered.

Although no proposed, any future construction on the resulting parcels would need to be in compliance with Title 24, Green Building Code, which includes energy efficiency requirements. No streeting lighting will be required as part of the map request.

The project site is located within the service boundaries of the Modesto Irrigation District (MID) for electric and irrigation services. MID provided a referral response to the project, which did not indicate that electric service would not be provided to the new parcels. MID also provided requirements and regulations to overhead and underground power lines as well as existing easements. Conditions of approval reflecting MID's comments will be placed on the project.

Energy consuming equipment and processes include construction equipment, trucks, and the employee vehicles. These activities would not significantly increase Vehicle Miles Traveled (VMT). As mentioned in Section III – *Air Quality* of this document, the number of vehicle trips will not exceed a total of 110 vehicle trips per-day. The proposed project has the potential to generate approximately 17.3 vehicle round trips per-day (two single-family dwellings and up to three Accessory Dwelling Units). No heavy-duty trucks would be utilized as part of the project, unless future constructing were to occur. However, if construction were to occur in the future, heavy-duty trucks will be required to meet all San Joaquin Valley Air Pollution Control District (SJVAPCD) regulations, including rules and regulations that increase energy efficiency for heavy duty trucks. Therefore, consumption of energy resources would be less-than significant without mitigation for the proposed project.

The project was referred to the SJVAPCD and no response was received. It does not appear this project will result in significant impacts to the wasteful, inefficient, or unnecessary consumption of energy resources. A condition of approval will be added to the project to address compliance with all applicable SJVAPCD rules and regulations, and Title 24, Green Building Code, for projects that require energy efficiency.

Mitigation: None.

References: Application information; Referral response from Modesto Irrigation District, dated October 28, 2024; Development Standards, Stanislaus County General Plan and Support Documentation¹.

| VII. GEOLOGY AND SOILS -- Would the project: | Potentially Significant Impact | Less Than Significant With Mitigation Included | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving: | | | X | |
| i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | | | X | |
| ii) Strong seismic ground shaking? | | | X | |
| iii) Seismic-related ground failure, including liquefaction? | | | X | |
| iv) Landslides? | | | X | |
| b) Result in substantial soil erosion or the loss of topsoil? | | | X | |
| c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? | | | X | |
| d) Be located on expansive soil, 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 project site has soils classified by the California Department of Conservation Farmland Mapping and Monitoring Program as “Urban and Built-Up Land”. The United States Department of Agriculture (USDA) Natural Resources Conservation Service’s (NRCS) Eastern Stanislaus County Soil Survey shows that the dominant soil present is Hanford sandy loam, 0 to 3 percent slopes and is Grade 1 with a California Revised Storie Index rating of 93 and Tujunga loamy sand, 0 to 3 percent slopes and is Grade 2, with a California Revised Storie Index rating of 67.

As contained in Chapter 5 of the General Plan Support Documentation, the areas of the County subject to significant geologic hazard are located in the Diablo Range, west of Interstate 5; however, as per the California Building Code, all of Stanislaus County is located within a geologic hazard zone (Seismic Design Category D, E, or F) and a soils test may be required at building permit application. Results from the soils test will determine if unstable or expansive soils are present. If such soils are present, special engineering of the structure will be required to compensate for the soil deficiency. Any structures resulting from this project will be designed and built according to building standards appropriate to withstand shaking for the area in which they are constructed. An early consultation referral response received from the Department of Public Works indicated that a grading, drainage, and erosion/sediment control plan for the project will be required if any future grading were to be done, subject to Public Works review and Standards and Specifications.

The project proposes to utilize private septic facilities for each subsequent parcel. Goal 5, Policy A of the Del Rio Community Plan states that new development in Del Rio should include underground utilities and facilities for community-wide secondary sewage treatment and water supply systems. Subdividing two existing legal parcels to create a third is

considered in-fill development, as the area has been previously developed with residential parcels, and the infrastructure and applicable utilities have already been installed in this region of the Community. Furthermore, the project site has a zoning designation of Rural Residential (R-A), which allows for parcels served by a public agency with water and by a private septic system when the parcel is 20,000 square feet or more in size.

Due to the proposed use of an individual septic system, a referral response from the Department of Environmental Resources (DER) stated that the existing septic system must remain within the boundaries of Proposed Parcel 1. DER also stated that any future development of Proposed Parcels 2 and 3 would be subject to the Measure X septic system requirements as well as providing a 100% expansion and that all Local Agency Management Program standards and setbacks are met and that the dispersal fields of the system not be covered by any impermeable surface. DER will review any future septic installation through the building permit process for any new dwelling or structure on any of the resulting parcels. Conditions of approval for both Public Works and DER requirements will be placed on the project.

The project site is not located near an active fault or within a high earthquake zone. Landslides are not likely due to the flat terrain of the area. Compliance with the Storm Water Pollution Prevention Program (SWPPP), with the Alquist-Priolo Earthquake Fault Zoning Act, and the California Building Code are all required through the building and grading permit review process which would reduce the risk of loss, injury, or death due to earthquake or soil erosion to less than significant.

Mitigation: None.

References: Application information; Referral response from the Stanislaus County Department of Public Works, December 10, 2024; Referral response from the Department of Environmental Resources – Environmental Health Division, dated November 14, 2024; Stanislaus County General Plan and Support Documentation¹.

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

Discussion: The principal Greenhouse Gasses (GHGs) are carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), sulfur hexafluoride (SF₆), perfluorocarbons (PFCs), hydrofluorocarbons (HFCs), and water vapor (H₂O). CO₂ is the reference gas for climate change because it is the predominant greenhouse gas emitted. To account for the varying warming potential of different GHGs, GHG emissions are often quantified and reported as CO₂ equivalents (CO₂e). In 2006, California passed the California Global Warming Solutions Act of 2006 (Assembly Bill [AB] No. 32), which requires the California Air Resources Board (ARB) design and implement emission limits, regulations, and other measures, such that feasible and cost-effective statewide GHG emissions are reduced to 1990 levels by 2020. Two additional bills, SB 350 and SB32, were passed in 2015 further amending the states Renewables Portfolio Standard (RPS) for electrical generation and amending the reduction targets to 40% of 1990 levels by 2030. GHGs emissions resulting from residential projects include emissions from temporary construction activities, energy consumption, and additional vehicle trips. Direct emissions of GHGs from the operation of the proposed project are primarily due to passenger vehicle trips. Therefore, the project would result in direct annual emissions of GHGs during operation.

While no construction is currently proposed, the project could result in short-term emissions of GHGs during future construction. These emissions, primarily CO₂, CH₄, and N₂O, are the result of fuel combustion by construction equipment and motor vehicles. The other primary GHGs (HFCs, PFCs, and SF₆) are typically associated with specific industrial sources and are not expected to be emitted by the proposed project. As described above in Section III - *Air Quality* of this report, the future use of any heavy-duty construction equipment would be very limited; therefore, the emissions of CO₂ from possible future construction would be less-than significant. Additionally, any construction of the residential type buildings would 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). All proposed construction activities associated with

this project are considered to be less-than significant as they are temporary in nature and are subject to meeting San Joaquin Valley Air Pollution Control District (SJVAPCD) standards.

The project was referred to the SJVAPCD and no comment has been received to date. The analysis of mobile source pollution based on the SJVAPCD’s Small Project Analysis Level (SPAL) guidance within Section III – *Air Quality* of this report would apply in regard to Greenhouse Gas Emissions as well. The SJVAPCD’s threshold of significance for residential projects is identified as 155 units, and less than 800 additional trips per-day. The project proposes three residential lots. The proposed project has the potential to develop a maximum of five new dwelling units (two single-family dwellings and up to three Accessory Dwelling Units). As stated in Section III – *Air Quality*, approximately 17.3 additional trips per-day are anticipated as a result of project approval. Additionally, as discussed in Section III – *Air Quality*, the project’s estimated number of additional vehicle trips is below the VMT threshold of the technical advisory from the State Office of Planning and Research (OPR).

Consequently, GHG emissions associated with this project are considered to be less than significant.

Mitigation: None.

References: Application information; Federal Highway Administration, Summary of Travel Trends: 2022 National Household Travel Survey; Governor’s Office of Planning and Research Technical Advisory, December 2018; Stanislaus County Zoning Ordinance (Title 21); Stanislaus County General Plan and Support Documentation¹

| IX. HAZARDS AND HAZARDOUS MATERIALS -- Would the project: | Potentially Significant Impact | Less Than Significant With Mitigation Included | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials? | | | X | |
| b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment? | | | X | |
| c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school? | | | X | |
| d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | | | X | |
| e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard 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 project was referred to the Department of Environmental Resources (DER) - Hazardous Materials Division, which is responsible for overseeing hazardous materials, stated that the project would likely not have a significant impact, and they would not have any comments on the project.

The project will be served by the City of Modesto for their domestic water services and proposes utilize private septic facilities for each subsequent parcel. Goal 5, Policy A of the Del Rio Community Plan states that new development in Del Rio should include underground utilities and facilities for community-wide secondary sewage treatment and water supply systems. Subdividing two existing legal parcels to create a third is considered in-fill development, as the area has been previously developed with residential parcels, and the infrastructure and applicable utilities have already been installed in this region of the Community. Furthermore, the project site has a zoning designation of Rural Residential (R-A), which allows for parcels to be served by a public agency with water and by a private septic system when the parcel is 20,000 square feet or more in size.

As stated in the Section VII – *Geology and Soils*, DER will require that: the existing septic system must remain within the boundaries of Proposed Parcel 1; any future development of Proposed Parcels 2 and 3; Measure X septic system requirements including a 100% expansion; Local Agency Management Program standards and setbacks are met; and that the dispersal fields of the system not be covered by any impermeable surface. DER will review any future septic installation through the building permit process for any new dwelling or structure on any of the resulting parcels. Conditions of approval for DER’s requirements will be placed on the project.

The site is located in a Local Responsibility Area (LRA) for fire protection and is served by Salida Fire Protection District. The project was referred to the District, which stated the resulting parcels would be required to annex into the District, paying any required development fee, as well as applicable design standard of the site. Any subsequent building permit for the residential development of the resulting parcels will be required to meet any relevant State of California Fire Code requirement prior to issuance. If not already annexed, the resulting parcels will be required to complete the process prior to issuance of any subsequent building permit for each of the resulting parcels. Conditions of approval will be added to the project to ensure these requirements are met.

The project site is not within the vicinity of any airstrip or wildlands. No significant impacts associated with hazards or hazardous materials are anticipated to occur as a result of the proposed project.

Mitigation: None.

References: Application information; Referral response received from Stanislaus County Department of Environmental Resources – Hazardous Materials Division, dated October 25, 2024; Referral response from the Department of Environmental Resources – Environmental Health Division, dated November 14, 2024; Referral Response received from Salida Fire District, dated October 7, 2024; Stanislaus County General Plan and Support Documentation¹.

| X. HYDROLOGY AND WATER QUALITY -- Would the project: | Potentially Significant Impact | Less Than Significant With Mitigation Included | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| a) Violate any water quality standards or waste discharge requirements 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 | |

| | | | | |
|---|--|--|----------|--|
| <p>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</p> | | | <p>X</p> | |
| <p>iv) impede or redirect flood flows?</p> | | | <p>X</p> | |
| <p>d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?</p> | | | <p>X</p> | |
| <p>e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?</p> | | | <p>X</p> | |

Discussion: Areas subject to flooding have been identified in accordance with the Federal Emergency Management Act (FEMA). The project site is located in FEMA Flood Zone X, which includes areas determined to be outside the 0.2 percent annual chance floodplains. All flood zone requirements are addressed by the Stanislaus County Planning and Community Development - Building Permits Division during the building permit process.

The project will be served by the City of Modesto for their domestic water services and will utilize private septic facilities for each subsequent parcel. The City of Modesto provided a Will Serve letter indicating the City has the ability to serve the project with water. The letter stated that upon any future connection the owner/developer will be required to meet City standards prior to connection, including payment of any applicable fees. Conditions of approval will be added to the project to ensure these requirements are met. The project was referred to the Department of Environmental Resources (DER) – Environmental Health Division which responded that a Will Serve letter be submitted for water services prior to the development of any of the subsequent parcels.

Water quality in Stanislaus County is regulated by the Regional Water Quality Control Board, Central Valley Region, (CVRWQCB) under a Water Quality Control Plan (Basin Plan) for the Sacramento and San Joaquin River Basins. Under the Basin Plan, the CVRWQCB issues Waste Discharge Requirements (WDRs) to regulate discharges with the potential to degrade surface water and/or groundwater quality. In addition, the CVRWQCB issues orders to cease and desist, conduct water quality investigations, or implement corrective actions. The Stanislaus County DER – Groundwater Division manages compliance with WDRs for some projects under a Memorandum of Understanding with the CVRWQCB. A referral response was received from the CVRWQCB stating potential applicable regulations the project would be required to comply with. A condition of approval will be placed on the project to consult with CVRWQCB prior to issuance of any subsequent permit for a new dwelling, ADU, or JADU.

A referral response received from the Stanislaus County Department of Public Works indicated that a grading, drainage, and erosion/sediment control plan for any subsequent development of the proposed parcels shall be submitted which shall include storm drainage information. Accordingly, runoff associated with any future construction at the proposed project site will be reviewed as part of the grading and building permit review process. Public Works comments will be applied to the project as conditions of approval.

The Sustainable Groundwater Management Act (SGMA) was passed in 2014 with the goal of ensuring the long-term sustainable management of California’s groundwater resources. SGMA requires agencies throughout California to meet certain requirements including forming Groundwater Sustainability Agencies (GSA), developing Groundwater Sustainability Plans (GSPs), and achieving balanced groundwater levels within 20 years. The subject project is located within the Stanislaus and Tuolumne Rivers Groundwater Basin (STRGBA) GSA, which covers the Modesto Subbasin GSP. A Groundwater Sustainability Plan (GSP) was originally submitted to the California Department of Water Resources (DWR) in January 2022 for, with a final revised GSP being adopted and submitted to DWR for review in July of 2024. In terms of the project, the City of Modesto would be the applicable agency that would be subject to meeting any basin wide requirements of the GSP.

Groundwater management in Stanislaus County is also regulated under the County Groundwater Ordinance, adopted in 2014. No new wells are anticipated to be installed as a result of this project. However, if a new well were required in the future, the drilling of a new well would be regulated by the County’s Groundwater Ordinance and thus require CEQA-compliance.

In addition to GSPs and the Groundwater Ordinance, the County General Plan includes goals, policies, and implementation measures focused on protecting groundwater resources. Projects with a potential to affect groundwater recharge or that

involve the construction of new wells are referred to Stanislaus County Department of Environmental Resources (DER) for review. The project was referred to the DER – Groundwater Division which responded that the project be referred to the STRGBA GSA for review and comment. The DER – Groundwater Division did not reply with any comments on behalf of their division as the project will be supplied by the City of Modesto and stormwater will be retained on-site. The project was referred to the STRGBA; however, no response was received.

The project site is located within the Modesto Irrigation District (MID) boundaries. The project was referred to MID, which did not respond with comments regarding irrigation facilities.

As a result of the conditions of approval required for this project, impacts associated with drainage, water quality, and runoff are expected to have a less-than significant impact.

Mitigation: None.

References: Application information; Will Serve letter from City of Modesto, dated July 20, 2024; Referral response from Stanislaus County Department of Environmental Resources – Environmental Health Division, dated November 24, 2024; Referral response from Stanislaus County Department of Public Works, dated December 10, 2024; Referral response from Modesto Irrigation District (MID), dated October 28, 2024; Stanislaus County Zoning Ordinance (Title 21); Stanislaus County General Plan and Support Documentation¹.

| XI. LAND USE AND PLANNING -- Would the project: | Potentially Significant Impact | Less Than Significant With Mitigation Included | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| a) Physically divide an established community? | | | X | |
| b) 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 project site is designated Low Density Residential by the Stanislaus General Plan, Low Density Residential Area 1 Sub Area 2 in the Del Rio Community Plan, and zoned Rural Residential (R-A). Proposed Parcel 1 is currently improved with a single-family dwelling, detached garage, pool, and two residential accessory structures. Proposed Parcels 2 and 3 are currently vacant. Area 1 Sub Area 2 of the Del Rio Community Plan limits residential development to two dwelling units per acre. If approved, Proposed Parcels 2 and 3 could be developed with one single-family dwelling, one accessory dwelling unit (ADU), and one junior accessory dwelling unit (JADU) each. Proposed Parcel 1 could be further developed with one ADU and one JADU. Proposed Parcel 1 will have direct access to County-maintained Hillcrest Drive. Proposed Parcel 2 will maintain its existing flag lot design, obtaining access to Hillcrest Drive via a 36-foot-wide driveway. Proposed Parcel 3 is proposed to access Hillcrest Drive via a proposed 30-foot-wide public utility and private access easement, running westward across proposed Parcel 2. The access easement for Proposed Parcel 3 requires an exception to the Subdivision Ordinance and the flag lot configuration to Proposed Parcel 2 requires a variance to the Zoning Ordinance. The site is surrounded by single-family residential development all directions and is considered in-fill development, comparative to the surrounding developed area.

The project site is located within the service boundary of the City of Modesto for water services. As previously discussed in Section X- *Hydrology and Water Quality*, each proposed lot will be served with water the City of Modesto, as indicated by the Will Serve letter received from the city, and as required by the Department of Environmental Resources (DER). A condition of approval will be added to the project to ensure the City’s and DER requirements are met.

The project was referred to the Stanislaus County Department of Public Works which did not provide any comments related to future road reservations or street frontage improvements. The lot would be considered in-fill to the roadway network.

As required by the Stanislaus County General Plan’s Land Use Element Sphere of Influence (SOI) Policy No. 27, projects within the sphere of influence of a sanitary sewer district, domestic water district, or community services district, shall be forwarded to the district board for comment regarding the ability of the district to provide services. As previously mentioned, the Community of Del Rio is served by the City of Modesto for public water services. The project was referred to the City, which provided a Will Serve letter for the project.

The project proposes to utilize private septic facilities for each subsequent parcel. Goal 5, Policy A of the Del Rio Community Plan states that new development in Del Rio should include underground utilities and facilities for community-wide secondary sewage treatment and water supply systems. Subdividing two existing legal parcels to create a third is considered in-fill development, as the area has been previously developed with residential parcels, and the infrastructure and applicable utilities have already been installed in this region of the Community. Furthermore, the project site has a zoning designation of Rural Residential (R-A), which allows for parcels to be served by a public agency with water and by a private septic system when the parcel is 20,000 square feet or more in size. The three proposed parcels will be served by the City of Modesto for water services, and the proposed parcel sizes of 1.67±, 1±, and 0.85± acres would meet the minimum size requirements of the R-A district. Lastly, the density of the proposed parcels would be consistent with the Community Plan Designations limitation of two dwelling units per one acre.

With the application of conditions of approval, there is no indication that, under the circumstances of this particular case, the proposed operation will be detrimental to the health, safety, and general welfare of persons residing or working in the neighborhood of the use or that it will be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

The project will not physically divide an established community nor conflict with any habitat conservation plans. The project is a residential in-fill project located within the community of Del Rio and would be consistent with the Community Plans Goals and Policies.

Mitigation: None.

References: Application information; Will Serve letter from City of Modesto, dated July 20, 2024; Referral response from Stanislaus County Department of Environmental Resources – Environmental Health Division, dated November 24, 2024; Del Rio Community Plan; Stanislaus County Subdivision and Zoning Ordinance; Stanislaus County General Plan and Support Documentation¹.

| XII. MINERAL RESOURCES -- Would the project: | Potentially Significant Impact | Less Than Significant With Mitigation Included | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state? | | | X | |
| b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan? | | | X | |

Discussion: The location of all commercially viable mineral resources in Stanislaus County has been mapped by the State Division of Mines and Geology in Special Report 173. There are no known significant resources on the site, nor is the project site located in a geological area known to produce resources.

Mitigation: None.

References: Application information; California Division of Mines and Geology – Special Report 173; Stanislaus County General Plan and Support Documentation¹.

| XIII. NOISE -- Would the project result in: | Potentially Significant Impact | Less Than Significant With Mitigation Included | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| 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 Stanislaus County General Plan identifies noise levels up to 55 dB Ldn (or CNEL) as the normally acceptable level of noise for Residential uses during daytime hours from 7:00 a.m. to 10:00 p.m. and 45 dB Ldn during nighttime hours from 10:00 p.m. to 7:00 a.m. The proposed project is required to comply with the noise standards included in the General Plan and Noise Control Ordinance. Any future on-site grading and construction resulting from this project may result in a temporary increase in the area’s ambient noise levels; however, noise impacts associated with on-site activities and traffic are not anticipated to exceed the normally acceptable level of noise.

The site is not located within an airport land use plan. Noise impacts associated with the proposed project are considered to be less-than significant.

Mitigation: None.

References: Application information; Stanislaus County Noise Control Ordinance (Title 10); Stanislaus County General Plan, Chapter IV – Noise Element; Stanislaus County General Plan and Support Documentation¹.

| XIV. POPULATION AND HOUSING -- Would the project: | Potentially Significant Impact | Less Than Significant With Mitigation Included | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| 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: Stanislaus County is currently undergoing updates for the 6th Cycle Housing Element (2023-2031). The sites inventory for the 2023 draft Stanislaus County Housing Element, which covers the 6th Cycle Regional Housing Needs Allocation (RHNA) for the County, identifies a total of 56 vacant or underutilized parcels in the Del Rio area as having a realistic capacity for producing single-family dwellings, Accessory Dwelling Units (ADUs), and Junior Accessory Dwelling Units (JADU’s). The project site not identified in the Sites Inventory for the draft 6th Cycle Housing Element, however, the project would produce two new parcels with the ability to develop a total of two new single-family dwellings, three ADUs, and three JADUs, which will assist the County in producing a portion of the above moderate units identified as being needed within Stanislaus County.

The proposed project will not create significant service extensions or new infrastructure which could be considered as growth inducing, as services are available to neighboring properties. The maximum number of residential units the proposed project could develop is two units per parcel. As ADUs and JADUs do not count towards the calculated maximum density, thus the proposed project would be consistent with the maximum allowed densities of the Area I Sub Area II Del Rio Community Plan. The site is surrounded by similar low density residential development.

Mitigation: None.

References: Application information; Stanislaus County Zoning Ordinance (Title 21); Stanislaus County General Plan Draft 6th Cycle Housing Element, dated August 29, 2024; Stanislaus County General Plan and Support Documentation¹.

| XV. PUBLIC SERVICES -- | Potentially Significant Impact | Less Than Significant With Mitigation Included | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| <p>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:</p> | | | | |
| Fire protection? | | | X | |
| Police protection? | | | X | |
| Schools? | | | X | |
| Parks? | | | X | |
| Other public facilities? | | | X | |

Discussion: The project site is served by Salida Fire District for fire protection, the Modesto Unified School Districts, Stanislaus County Sheriff Department for police protection, the City of Modesto for public water, Stanislaus County Parks and Recreation Department for parks facilities, and the Modesto Irrigation District (MID) for electrical power and irrigation services. The County has adopted Public Facilities Fees, 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. All facility fees are required to be paid at the time of building permit issuance. The Sheriff’s Department also uses a standardized fee for new dwellings that will be incorporated into the Conditions of Approval.

As discussed in Section VI – *Energy* of this report, the project site is located within the service boundaries of the Modesto Irrigation District (MID) for electric and irrigation services. MID provided a referral response to the project which did not indicate that electric service would not be provided to the new parcels. MID also provided requirements and regulations to overhead and underground power lines as well as existing easements. Conditions of approval reflecting MID’s comments will be placed on the project.

As discussed in Section X – *Hydrology and Water Quality*, the City of Modesto provided a Will Serve letter indicating the City has the ability to serve the project with water. The letter stated that upon any future connection the owner/developer will be required to meet City standards prior to connection, including payment of any applicable fees. Conditions of approval will be added to the map to ensure these requirements are met. The project was referred to the Department of Environmental Resources (DER) – Environmental Health Division which responded that a Will Serve letter be submitted for water services prior to the development of any of the subsequent parcels. The project proposes to utilize private septic facilities for each subsequent parcel. Goal 5, Policy A of the Del Rio Community Plan states that new development in Del Rio should include underground utilities and facilities for community-wide secondary sewage treatment and water supply systems. Subdividing two existing legal parcels to create a third is considered in-fill development, as the area has been previously developed with residential parcels, and the infrastructure and applicable utilities have already been installed in this region of the Community. Furthermore, the project site has a zoning designation of Rural Residential (R-A), which allows for parcels to be served by a public agency with water and by a private septic system when the parcel is 20,000 square feet or more in size. The proposed three parcels will each meet this requirement.

As stated in the Section VII – *Geology and Soils*, the Department of Environmental Resources (DER) will require that: the existing septic system must remain within the boundaries of Proposed Parcel 1; any future development of Proposed Parcels 2 and 3 ; Measure X septic system requirements including a 100% expansion; Local Agency Management Program standards and setbacks are met; and that the dispersal fields of the system not be covered by any impermeable surface. DER will review any future septic installation through the building permit process for any new dwelling or structure on any of the resulting parcels. Conditions of approval for DER’s requirements will be placed on the map.

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.

Mitigation: None.

References: Application information; Will Serve letter from City of Modesto, dated July 20, 2024; Referral response from Stanislaus County Department of Environmental Resources – Environmental Health Division, dated November 24, 2024; Stanislaus County General Plan and Support Documentation¹.

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

Discussion: Proposed Parcel 1 is currently improved with a single-family dwelling, detached garage, pool, and two residential accessory structures. Proposed Parcels 2 and 3 are currently vacant. The project site is located within Area 1 Sub Area 2 of the Del Rio Community Plan, which limits residential development to two dwelling units per acre. If approved, Proposed Parcels 2 and 3 could be developed with one single-family dwelling, one accessory dwelling unit (ADU), and one junior accessory dwelling unit (JADU) each. Proposed Parcel 1 could be further developed with one ADU and one JADU. Any development resulting from this project will be consistent with existing uses in the surrounding area permitted in the Rural Residential (R-A) zoning district and the Community Plan. Additionally, the County has adopted Public Facilities Fees (PFF) to address impacts to public services. Any new dwellings as a result of the proposed subdivision will be required to pay the applicable Public Facility Fees through the building permit process. No construction is proposed; however, should future construction occur on-site, all applicable adopted public facility fees will be required to be paid at the time of building permit issuance.

Mitigation: None.

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

| XVII. TRANSPORTATION -- Would the project: | Potentially Significant Impact | Less Than Significant With Mitigation Included | Less Than Significant Impact | No Impact |
|---|---------------------------------------|---|-------------------------------------|------------------|
| a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities? | | | X | |
| b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)? | | | X | |
| c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)? | | | X | |
| d) Result in inadequate emergency access? | | | X | |

Discussion: Request to subdivide two parcels totaling 3.52± acres, into three parcels of 1.67±, 1±, and 0.85± acres in size in the Rural Residential (R-A) zoning district. A variance to the R-A Zoning Ordinance is required to allow Proposed Parcel 2 to be less than 65-feet-wide and an exception to the Subdivision Ordinance is required for the use of an access easement for Proposed Parcel 3. Proposed Parcel 1 will have direct access to County-maintained Hillcrest Drive. Proposed Parcel 2 will maintain its existing flag lot design, obtaining access to Hillcrest Drive via a 36-foot-wide driveway. Proposed Parcel 3 is proposed to access Hillcrest Drive via a proposed 30-foot-wide public utility and private access easement, running

westward across proposed Parcel 2. The access easement for Proposed Parcel 3 requires an exception to the Subdivision Ordinance and the flag lot configuration to Proposed Parcel 2 requires a variance to the Zoning Ordinance.

This project was referred to the Department of Public Works, who provided a referral response stating that: the applicant/developer pay for the installation of any signs and/or markings, if warranted; an encroachment permit be obtained for any work done in the County right-of-way; a common driveway and public utility easement be provided on the parcel map for the benefit of Proposed Parcel 2 and 3; and deposit requirements for plan check and inspection of any subsequent permit. Conditions of approval will be placed on the project to ensure these standards are met.

As required by CEQA Guidelines Section 15064.3, potential impacts to transportation should be evaluated using Vehicle Miles Traveled (VMT). Stanislaus County has currently not adopted any significance thresholds for VMT, and projects are treated on a case-by case basis for evaluation under CEQA. However, the State of California - Office of Planning and Research (OPR) has issued guidelines regarding VMT significance under CEQA. The CEQA Guidelines identify vehicle miles traveled (VMT), which is the amount and distance of automobile travel attributable to a project, as the most appropriate measure of transportation impacts. According to the same technical advisory from OPR, projects that generate or attract fewer than 110 trips per-day generally or achieves a 15% reduction of VMT may be assumed to cause a less-than significant transportation impact. The proposed project has the potential to generate approximately 17.3 vehicle round trips per-day (two single-family dwellings and up to three Accessory Dwelling Units) which is under the threshold.

All development on-site will be required to pay applicable Stanislaus County Public Facilities Fees (PFF), which will be utilized for maintenance and traffic congestion improvements to all County roadways.

The proposed project is not anticipated to conflict with any transportation program, plan, ordinance or policy.

Mitigation: None.

References: Referral response from the Department of Public Works, dated December 9, 2024; Subdivision Ordinance; Stanislaus County General Plan and Support Documentation¹.

| XVIII. TRIBAL CULTURAL RESOURCES -- Would the project: | Potentially Significant Impact | Less Than Significant With Mitigation Included | Less Than Significant Impact | No Impact |
|---|--------------------------------|--|------------------------------|-----------|
| a) Cause a substantial adverse change in the significance of a 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: It does not appear this project will result in significant impacts to any tribal cultural resource. The site is partially vacant; with one existing parcel developed with a single-family dwelling and accessory structures, however, the surrounding area has been developed with single-family dwellings and urban uses. A records search for the project site

indicated that there was a low probability of discovery of prehistoric resources, but there may be discovery of historical resources such as standing buildings 45 years or older, and possibly subsurface historic-era archaeological features, such as domestic refuse and artifact deposits or building foundations, associated with earlier use on the project site. As discussed in Section V – *Cultural Resources* of this report, the records search indicated there may be discovery of historical resources such as standing buildings 45 years or older, and possibly subsurface historic-era archaeological features, such as domestic refuse and artifact deposits or building foundations, associated with earlier use on-site on the project site. The Central California Information Center (CCIC) recommendations as mentioned in the *Cultural Resources* section of this report will be applied to the project.

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.

It does not appear that this project will result in significant impacts to any tribal cultural resources.

Mitigation: None.

References: Application information; Records search from the Central California Information Center, dated August 9, 2024; Stanislaus County General Plan and Support Documentation¹.

| XIX. UTILITIES AND SERVICE SYSTEMS -- Would the project: | Potentially Significant Impact | Less Than Significant With Mitigation Included | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| 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: Limitations on providing services have not been identified. The project will be served by the City of Modesto for their domestic water services and will utilize private septic facilities for each subsequent parcel.

As discussed in Section VI – *Energy* of this report, the project site is located within the service boundaries of the Modesto Irrigation District (MID) for electric and irrigation services. MID provided a referral response to the project which did not indicate that electric service would not be provided to the new parcels. MID also provided requirements and regulations to overhead and underground power lines as well as existing easements. Conditions of approval reflecting MID’s comments will be placed on the project.

As discussed in Section X – *Hydrology and Water Quality*, the City of Modesto provided a Will Serve letter indicating the ability of the City to serve the project with water. The letter stated that upon any future connection the owner/developer will be required to meet city standards prior to connection, including payment of any applicable fees. Conditions of approval will be added to the project to ensure these requirements are met. The project was referred to the Department of Environmental Resources (DER) – Environmental Health Division which responded that a Will Serve letter be submitted for water services prior to the development of any of the subsequent parcels.

The project proposes to utilize private septic facilities for each subsequent parcel. Goal 5, Policy A of the Del Rio Community Plan states that new development in Del Rio should include underground utilities and facilities for community-wide secondary sewage treatment and water supply systems. Subdividing two existing legal parcels to create a third is considered in-fill development, as the area has been previously developed with residential parcels, and the infrastructure and applicable utilities have already been installed in this region of the Community. Furthermore, the project site has a zoning designation of Rural Residential (R-A), which allows for parcels to be served by a public agency with water and by a private septic system when the parcel is 20,000 square feet or more in size. The proposed three parcels will each meet this requirement.

As stated in the Section VII – *Geology and Soils*, the Department of Environmental Resources (DER) will require that: the existing septic system must remain within the boundaries of Proposed Parcel 1; any future development of Proposed Parcels 2 and 3; Measure X septic system requirements including a 100% expansion; Local Agency Management Program standards and setbacks are met; and that the dispersal fields of the system not be covered by any impermeable surface. DER will review any future septic installation through the building permit process for any new dwelling or structure on any of the resulting parcels. Conditions of approval reflecting DER’s requirements will be placed on the project.

Mitigation: None.

References: Application information; Will Serve letter from City of Modesto, dated July 20, 2024; Referral response from Stanislaus County Department of Environmental Resources – Environmental Health Division, dated November 24, 2024; Referral response from Modesto Irrigation District (MID), dated October 28, 2024; Stanislaus County Zoning Ordinance (Title 21); 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: | Potentially Significant Impact | Less Than Significant With Mitigation Included | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| 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 Stanislaus County Local Hazard Mitigation Plan from the Department of Emergency Services identifies risks posed by disasters and identifies ways to minimize damage from those disasters. With the Wildfire Hazard Mitigation Activities of this plan in place, impacts to an adopted emergency response plan or emergency evacuation plan are anticipated to be less-than significant. The terrain of the site is relatively flat, and the site has access to a County maintained road. The site is located in a Local Responsibility Area (LRA) for fire protection and is served by the Salida Fire Protection District. The project was referred to the District, which stated the resulting parcels would be required to annex into the

District, paying any required development fee, as well as applicable design standard of the site. Any subsequent building permit for the residential development of the resulting parcels will be required to meet any relevant State of California Fire Code requirement prior to issuance. If not already annexed, the resulting parcels will be required to complete the process prior to issuance of any subsequent building permit for each of the resulting parcels. Conditions of approval will be added to the project to ensure these requirements are met. All improvements will be reviewed by the Stanislaus County Fire Prevention Bureau and will be required to meet all State of California and local fire code requirement

Mitigation: None.

References: Application information; Referral Response received from Salida Fire District, dated October 7, 2024; Stanislaus County General Plan and Support Documentation¹.

| XXI. MANDATORY FINDINGS OF SIGNIFICANCE -- | Potentially Significant Impact | Less Than Significant With Mitigation Included | Less Than Significant Impact | No Impact |
|--|--------------------------------|--|------------------------------|-----------|
| a) Does the project have the potential to 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: Review of this project has not indicated any features which might significantly impact the environmental quality of the site and/or the surrounding area. The project is surrounded by low density residential development and would be considered infill development.

The Del Rio Community Plan Designation of Low-Density Residential Area 1 Sub Area 2, states to further development within this Sub Area along both Carver and McHenry Avenues to include further infrastructure development. Development within Area II of the Community Plan would require a comprehensive planning and environmental document to address issues identified in the Community Plan. The project proposes to utilize private septic facilities for each subsequent parcel. Goal 5, Policy A of the Del Rio Community Plan states that new development in Del Rio should include underground utilities and facilities for community-wide secondary sewage treatment and water supply systems. Subdividing two existing legal parcels to create a third is considered in-fill development, as the area has been previously developed with residential parcels, and the infrastructure and applicable utilities have already been installed in this region of the Community. Furthermore, the project site has a zoning designation of Rural Residential (R-A), which allows for parcels to be served by a public agency with water and by a private septic system when the parcel is 20,000 square feet or more in size. The proposed three parcels will each meet this requirement. Lastly, the density of the proposed parcels would be consistent with the Community Plan Designations limitation of 2 Dwelling Units per 1 acre.

There have been only two residential projects considered in the Community of Del Rio in the past 20 years.

- Rezone Application No. 2003-06 and Vesting Tentative Map Application No. 2003-02 – Del Rio Lago, a request to rezone a 43.8-acre parcel from Rural Residential to Planned Development, to allow construction of a gated community of 47 homes, approved by the Board of Supervisors on December 14, 2004. While the map was recorded and improvements bonded for, the subdivision has not been developed nor any improvements installed. The subdivision improvement agreement is still active, and lots could be developed, once all improvements are completed and accepted by the County. Del Rio Lago abuts the project site to the northeast but would be not be served by the same roads, nor front the same direction.
- General Plan Amendment, Rezone, and Tentative Map Application No. 2012-01 – Del Rio Villas, a request to amend the General Plan, Community Plan, and Zoning district of a 4.31-acre parcel to Planned Development, to allow for development of an 18-unit gated condominium. This project was approved by the Board of Supervisors on August 28, 2012, and is located just east of the project along Country Club Drive.

Cumulative impacts for each project above were assessed in the environmental documents adopted for each project by the Board, and no cumulative impacts were anticipated because of the projects. Additionally, development of these projects and the proposed project were anticipated and conform to the Del Rio Community Plan, with the current proposed project to be considered in-fill.

No cumulative impacts are anticipated as a result of this project. The proposed project will not create significant service extensions or new infrastructure which could be considered as growth inducing, as services are available to neighboring properties.

Mitigation: None.

References: Initial Study; 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.

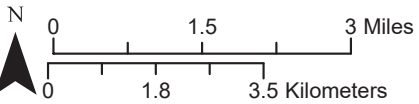
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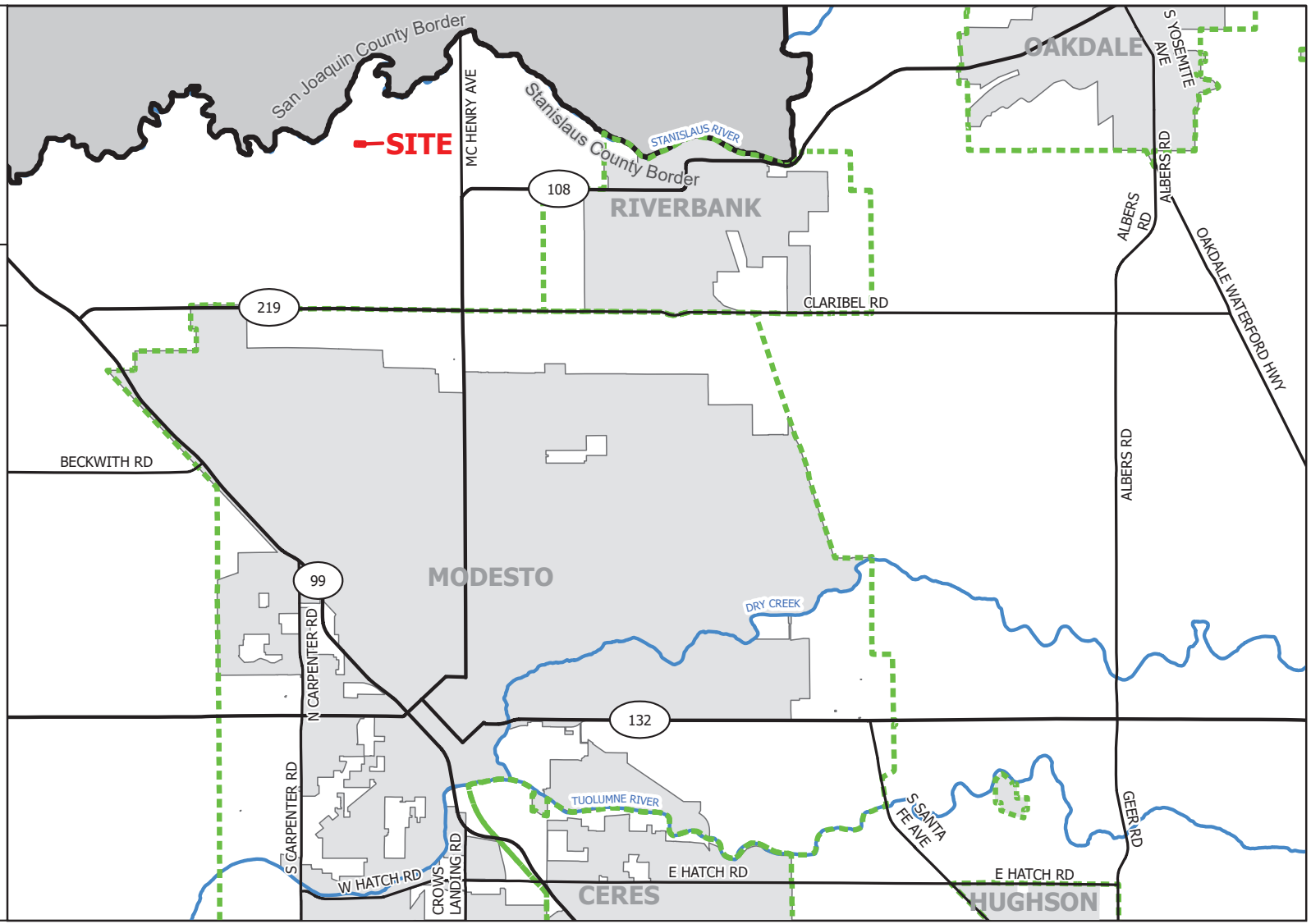
AREA MAP

LEGEND

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



Source: Planning Department GIS Date Exported: 9/27/2024








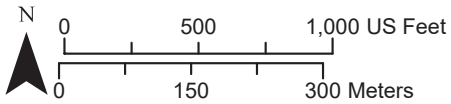
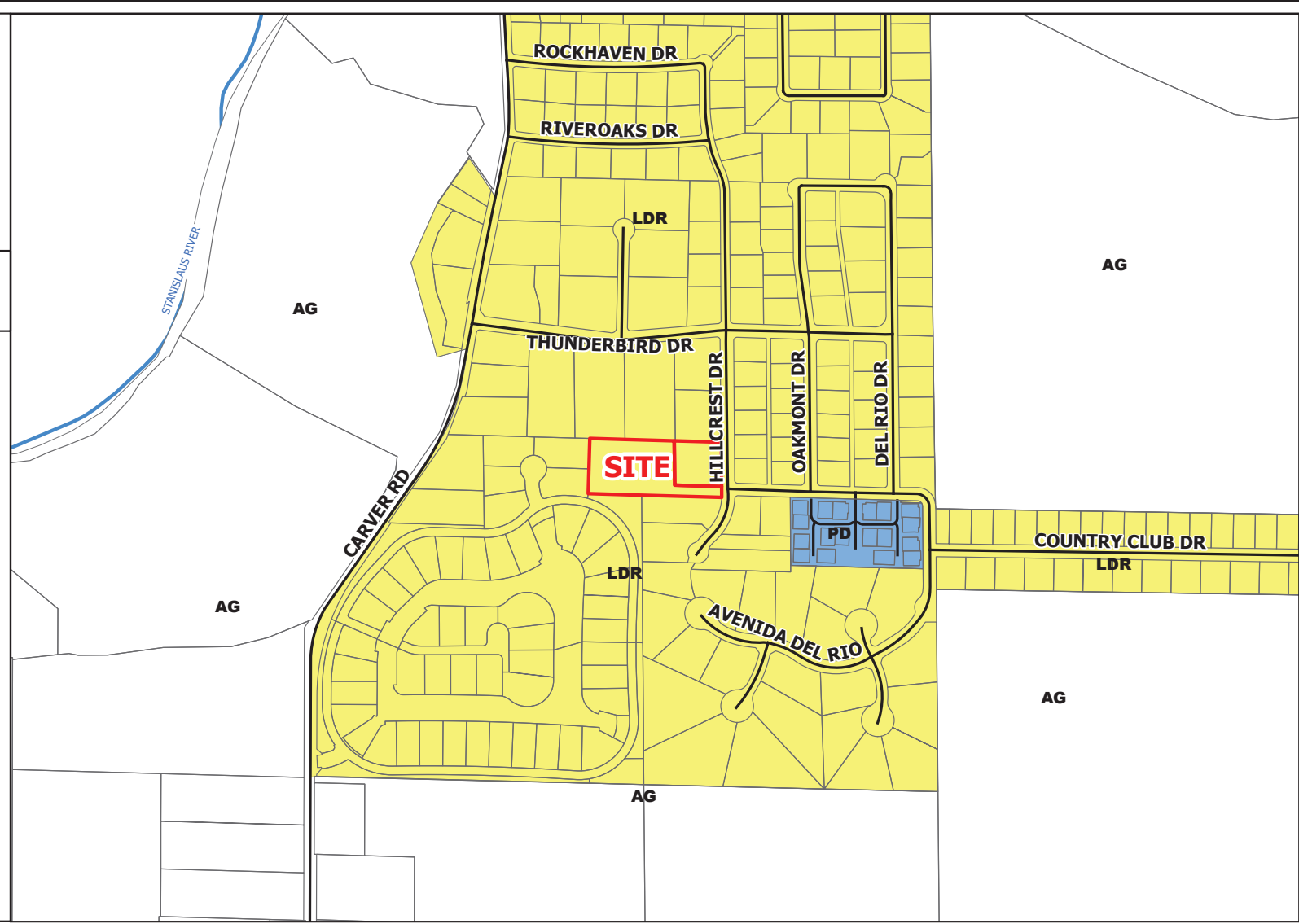
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GENERAL PLAN MAP

LEGEND

-  Project Site
-  Parcel
-  Street
-  River
-  Agriculture
-  Planned Development
-  Residential - Low Density












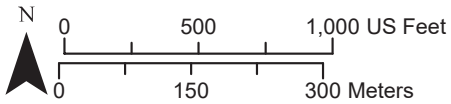
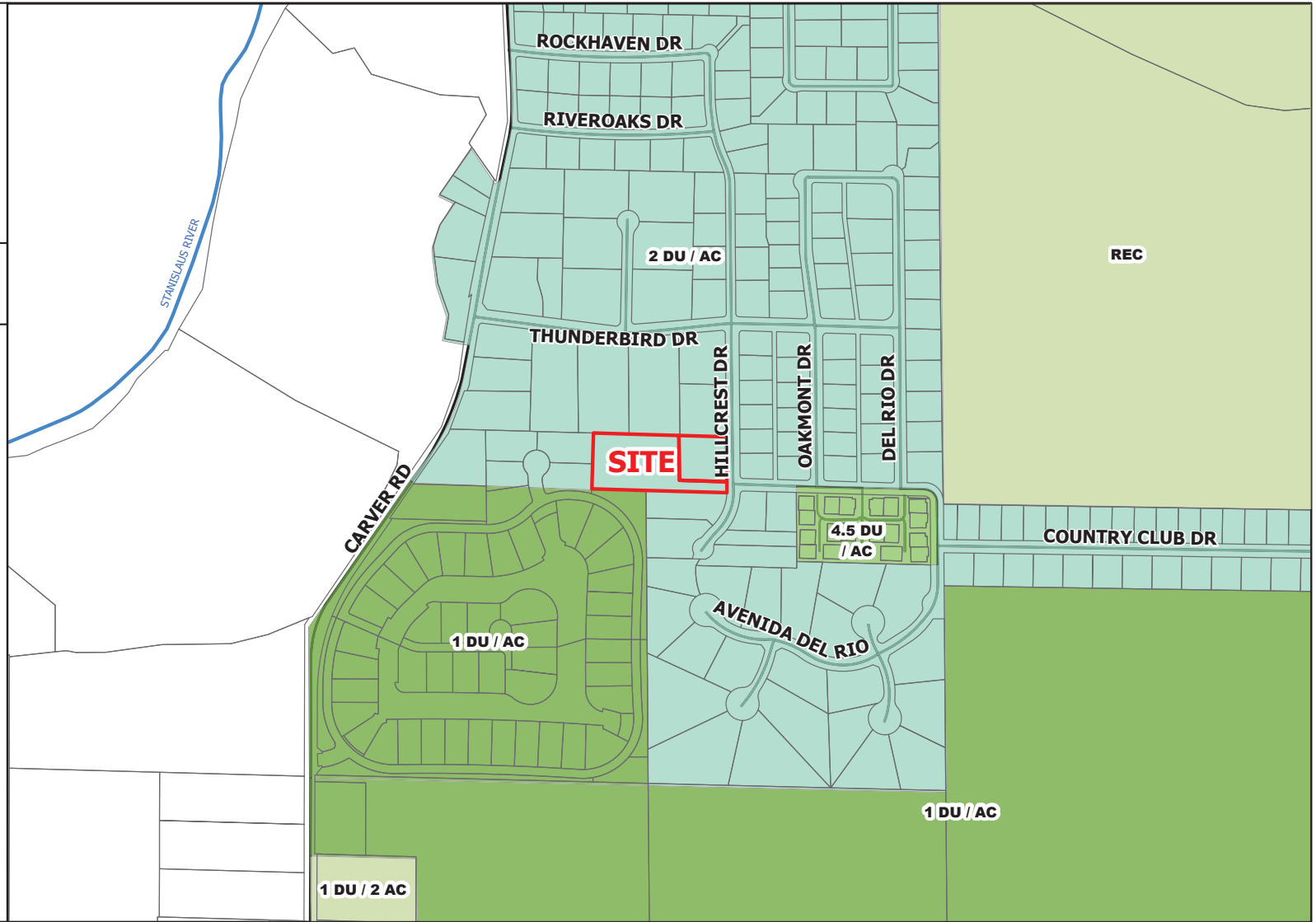
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COMMUNITY PLAN MAP

LEGEND

-  Project Site
-  Parcel
-  Street
-  River
-  1 DU / 2 AC
-  1 DU / AC
-  2 DU / AC
-  4.5 DU / AC
-  REC












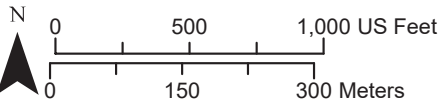
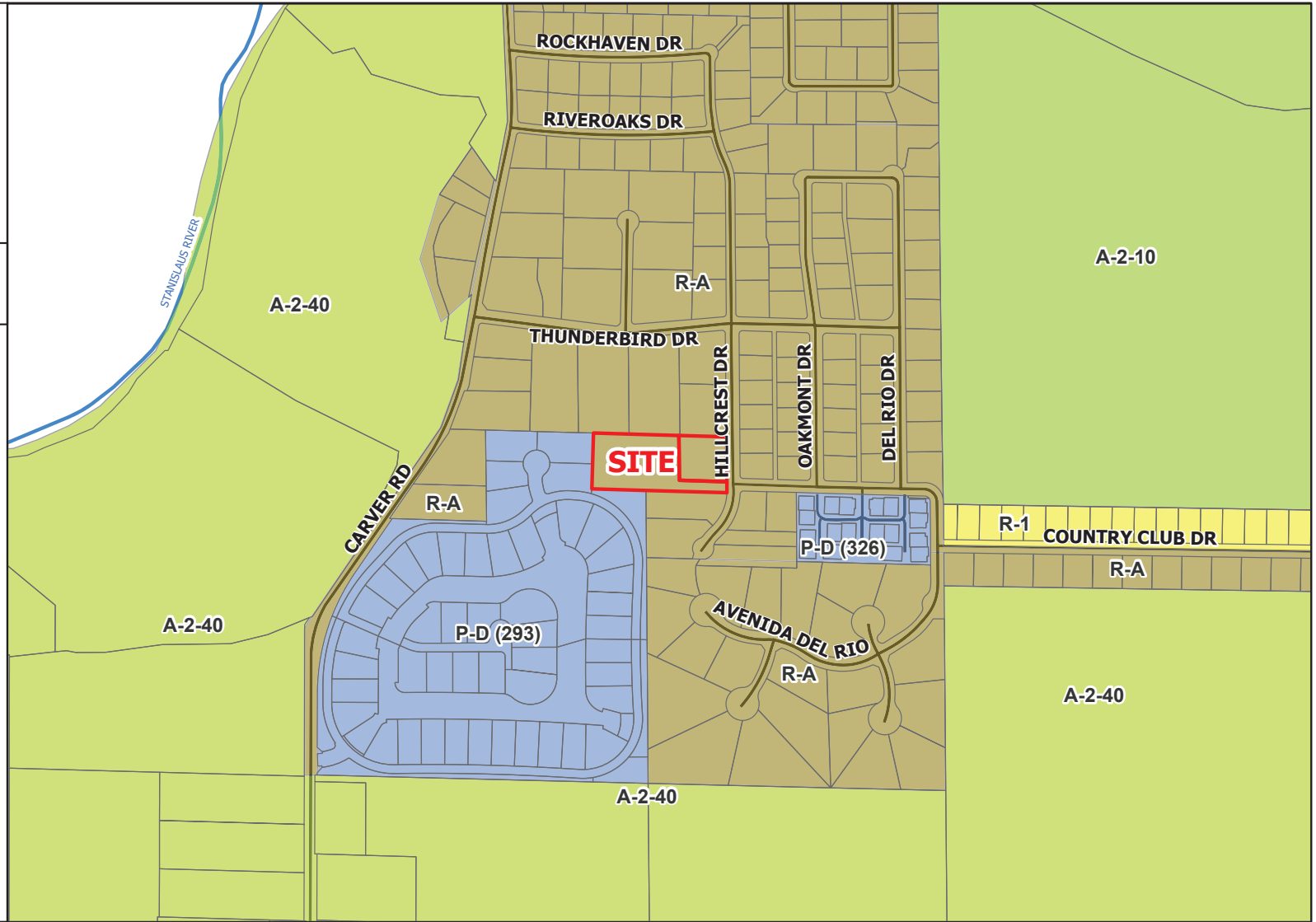
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ZONING MAP

LEGEND

-  Project Site
-  Parcel
-  Street
-  River
-  General AG 10 Acre
-  General AG 40 Acre
-  Planned Development
-  Rural Residential
-  Single Family Residential



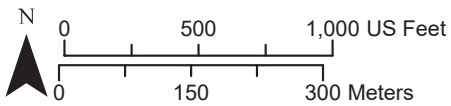
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2023 AERIAL AREA MAP

LEGEND

-  Project Site
-  Parcel
-  Street
-  River



Source: Planning Department GIS Date Exported: 9/27/2024



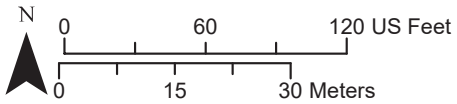
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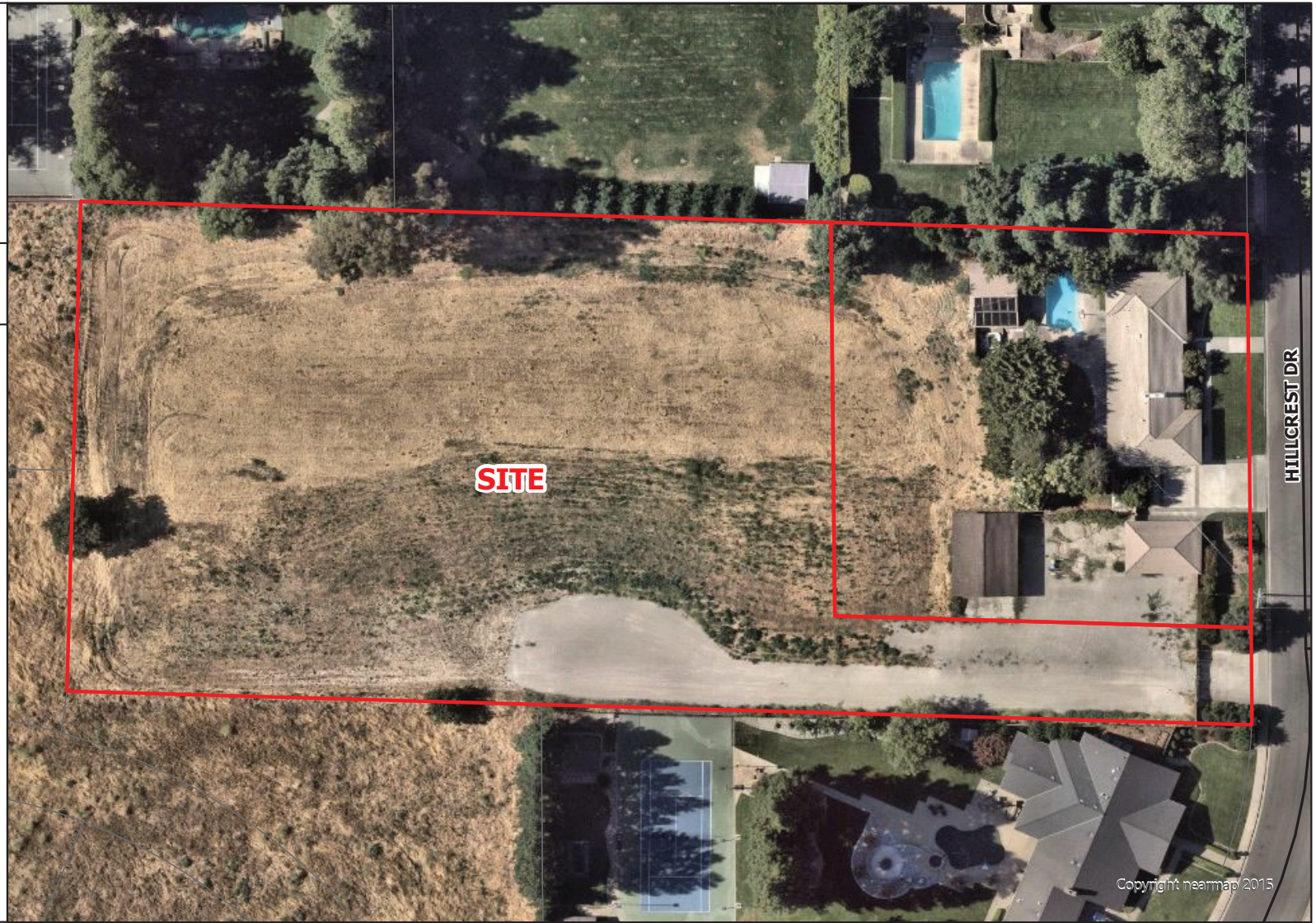
2023 AERIAL SITE MAP

LEGEND

-  Project Site
-  Parcel
-  Street



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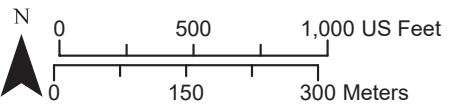
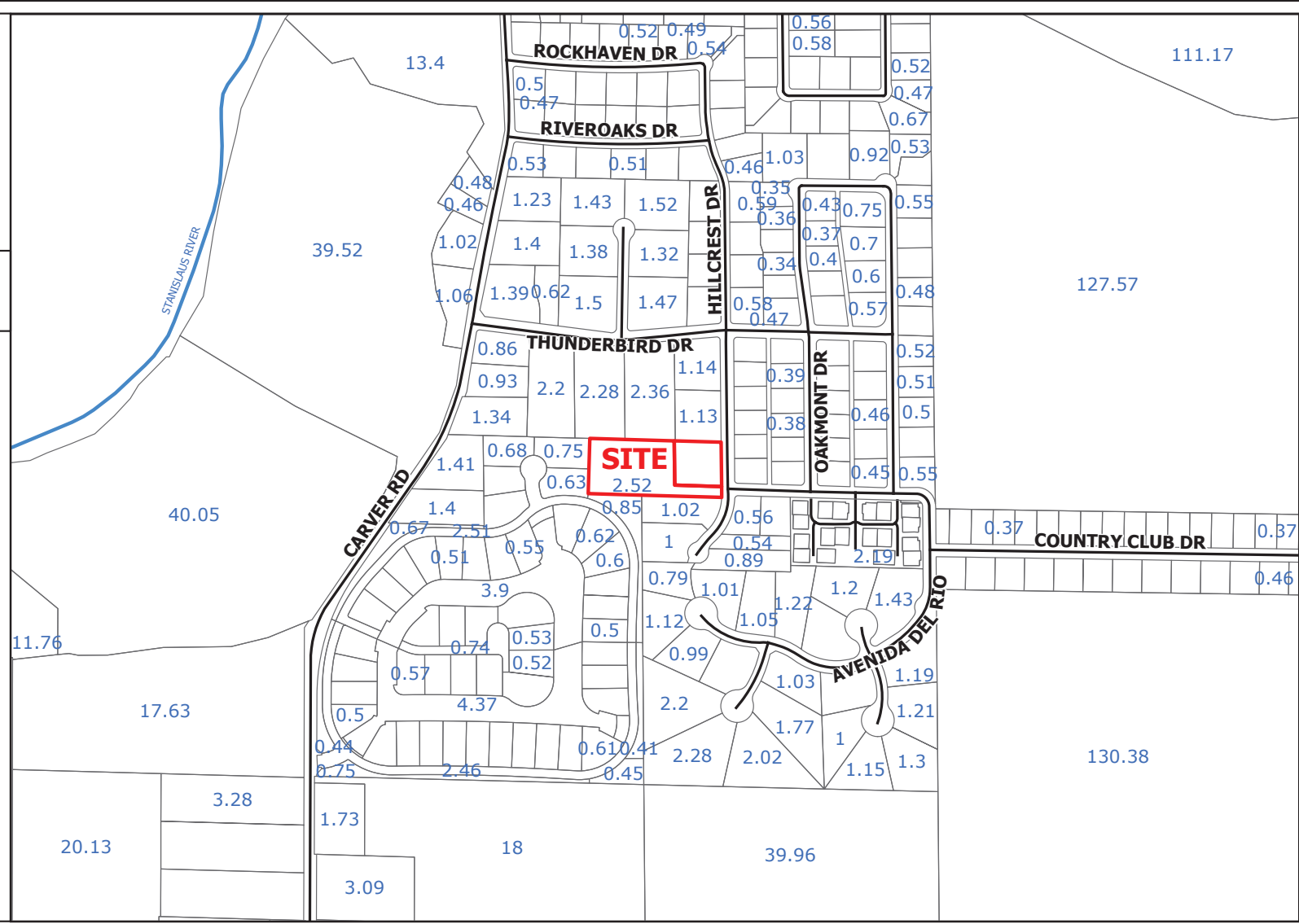
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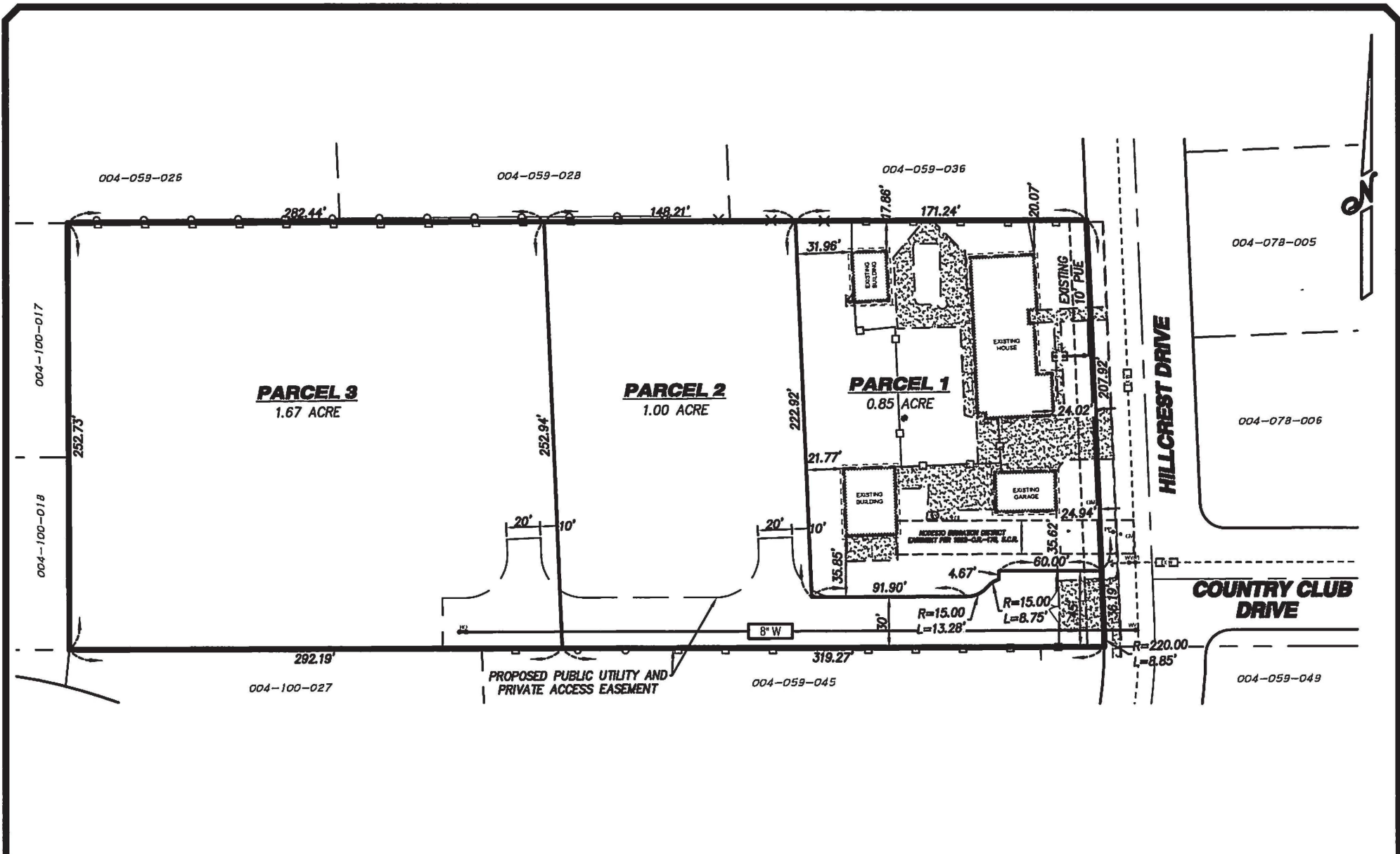
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ACREAGE MAP

LEGEND

-  Project Site
-  Parcel
-  Acres
-  Street
-  River





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PLOT PLAN

VESTING TENTATIVE PARCEL MAP

7025 HILLCREST DRIVE, MODESTO, CA

STANISLAUS COUNTY CALIFORNIA

| | |
|--------|-----------|
| JOB: | J24-34 |
| DATE: | 6/27/2024 |
| SCALE: | 1"=80' |
| DRAWN: | TC |
| CHK'D: | TC |
| SHEET | 1 |
| | OF 1 |



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: 8/9/2024

Records Search File #: 13012N

Project: Subdivision, 7025 Hillcrest Drive, Modesto; APN 004-059-054 and -055

David O. Romano
Newman-Romano LLC
1034 12th Street
Modesto, CA 85354
209-521-9521

dave@newman-romano.com

Dear Mr. Romano:

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 CCalIC 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 or structures within the project area.
- The General Land Office survey plats (dated 1854, 1873 and 1907) for T2S R9E show the east half of the SE ¼ of Section 19 as an 80-acre parcel and the northeast quarter of

Section 30 as a 160-acre parcel.

- The 1915 and 1953 editions of the Salida USGS quadrangle do not show any historic features within the project area. The alignment of Country Club Drive is referenced.

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 sending **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

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

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