



Referral Early Consultation

Date: March 25, 2021

To: Distribution List (See Attachment A)

From: Emily Basnight, Assistant Planner
Planning and Community Development

Subject: GENERAL PLAN AMENDMENT, REZONE, AND VESTING TENTATIVE
PARCEL MAP APPLICATION NO. PLN2021-0009 – WPD HOMES, INC. –
KERSEY ROAD

Respond By: April 9, 2021

******PLEASE REVIEW REFERRAL PROCESS POLICY******

The Stanislaus County Department of Planning and Community Development is soliciting comments from responsible agencies under the Early Consultation process to determine: a) whether or not the project is subject to CEQA and b) if specific conditions should be placed upon project approval.

Therefore, please contact this office by the response date if you have any comments pertaining to the proposal. Comments made identifying potential impacts should be as specific as possible and should be based on supporting data (e.g., traffic counts, expected pollutant levels, etc.). Your comments should emphasize potential impacts in areas which your agency has expertise and/or jurisdictional responsibilities.

These comments will assist our Department in preparing a staff report to present to the Planning Commission. Those reports will contain our recommendations for approval or denial. They will also contain recommended conditions to be required should the project be approved. Therefore, please list any conditions that you wish to have included for presentation to the Commission as well as any other comments you may have. Please return all comments and/or conditions as soon as possible or no later than the response date referenced above.

Thank you for your cooperation. Please call (209) 525-6330 if you have any questions.

Applicant: WPD Homes, Inc., A California Corporation

Project Location: 4800 Kersey Road between North Gratton Road and Story Road, in the Community of Denair

APN: 024-024-037

Williamson Act Contract: N/A

General Plan: Low-Density Residential (LDR)

Current Zoning: Rural Residential (R-A)

Project Description: Request to amend the General Plan and zoning designation of a 1.32± acre parcel from Low-Density Residential and R-A (Rural Residential) to Planned Development (P-D), and to subdivide the parcel into three parcels, to allow uses consistent with the Medium-Density Residential (R-2) zoning district, and develop five duplexes on Proposed Parcel 1. As part of this request, the applicant also proposes to construct a single-family dwelling on Proposed Parcel 2; however, the parcel is included in the General Plan Amendment and Rezone to allow for the future development of the site consistent with the R-2 zoning district in the future. The proposed parcels will be 33,901±, 10,132±, and 13,615± gross square-feet in size, respectively. The parcel is currently developed with one single-family dwelling, and a detached garage; the applicant proposes to

demolish the detached garage from the project site. Fourteen trees currently line the street frontage of North Gratton Road and Kersey Road on the project site; the applicant proposes to remove four of the trees along N Gratton Road. The applicant proposes to install curb, gutter, sidewalk and street lighting pursuant to Stanislaus County standards along the frontage of the project site on Kersey and North Gratton Road. Storm water is proposed to be maintained on-site. The project will be served with water and sewer from the Denair Community Services District.

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



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

**GENERAL PLAN AMENDMENT, REZONE, AND VESTING TENTATIVE PARCEL MAP APPLICATION
 NO. PLN2021-0009 – WPD HOMES, INC. – KERSEY ROAD**

Attachment A

Distribution List

	CA DEPT OF CONSERVATION Land Resources / Mine Reclamation		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
X	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 STATE LANDS COMMISSION	X	STAN CO ERC
	CEMETERY DISTRICT		STAN CO FARM BUREAU
	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO HAZARDOUS MATERIALS
	CITY OF:	X	STAN CO PARKS & RECREATION
X	COMMUNITY SERVICES DIST: DENAIR	X	STAN CO PUBLIC WORKS
X	COOPERATIVE EXTENSION		
	COUNTY OF:	X	STAN CO SHERIFF
	DER GROUNDWATER RESOURCES DIVISION	X	STAN CO SUPERVISOR DIST 2: CHIESA
X	FIRE PROTECTION DIST: DENAIR	X	STAN COUNTY COUNSEL
X	GSA: WEST TURLOCK SUBBASIN		StanCOG
	HOSPITAL DIST:	X	STANISLAUS FIRE PREVENTION BUREAU
X	IRRIGATION DIST: TURLOCK	X	STANISLAUS LAFCO
X	MOSQUITO DIST: TURLOCK		STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10
X	MOUNTAIN VALLEY EMERGENCY MEDICAL SERVICES		SURROUNDING LAND OWNERS
X	MUNICIPAL ADVISORY COUNCIL: DENAIR	X	TELEPHONE COMPANY: AT&T
X	PACIFIC GAS & ELECTRIC	X	TRIBAL CONTACTS (CA Government Code §65352.3)
X	POSTMASTER: DENAIR		US ARMY CORPS OF ENGINEERS
X	RAILROAD: BURLINGTON NORTHERN/SANTA FE		US FISH & WILDLIFE
X	SAN JOAQUIN VALLEY APCD		US MILITARY (SB 1462) (7 agencies)
X	SCHOOL DIST 1: DENAIR UNIFIED		USDA NRCS
	SCHOOL DIST 2:		WATER DIST:
	WORKFORCE DEVELOPMENT		
X	STAN CO AG COMMISSIONER		
	TUOLUMNE RIVER TRUST		



STANISLAUS COUNTY CEQA REFERRAL RESPONSE FORM

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

FROM: _____

SUBJECT: GENERAL PLAN AMENDMENT, REZONE, AND VESTING TENTATIVE
PARCEL MAP APPLICATION NO. PLN2021-0009 – WPD HOMES, INC. –
KERSEY ROAD

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
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WPD HOMES INC

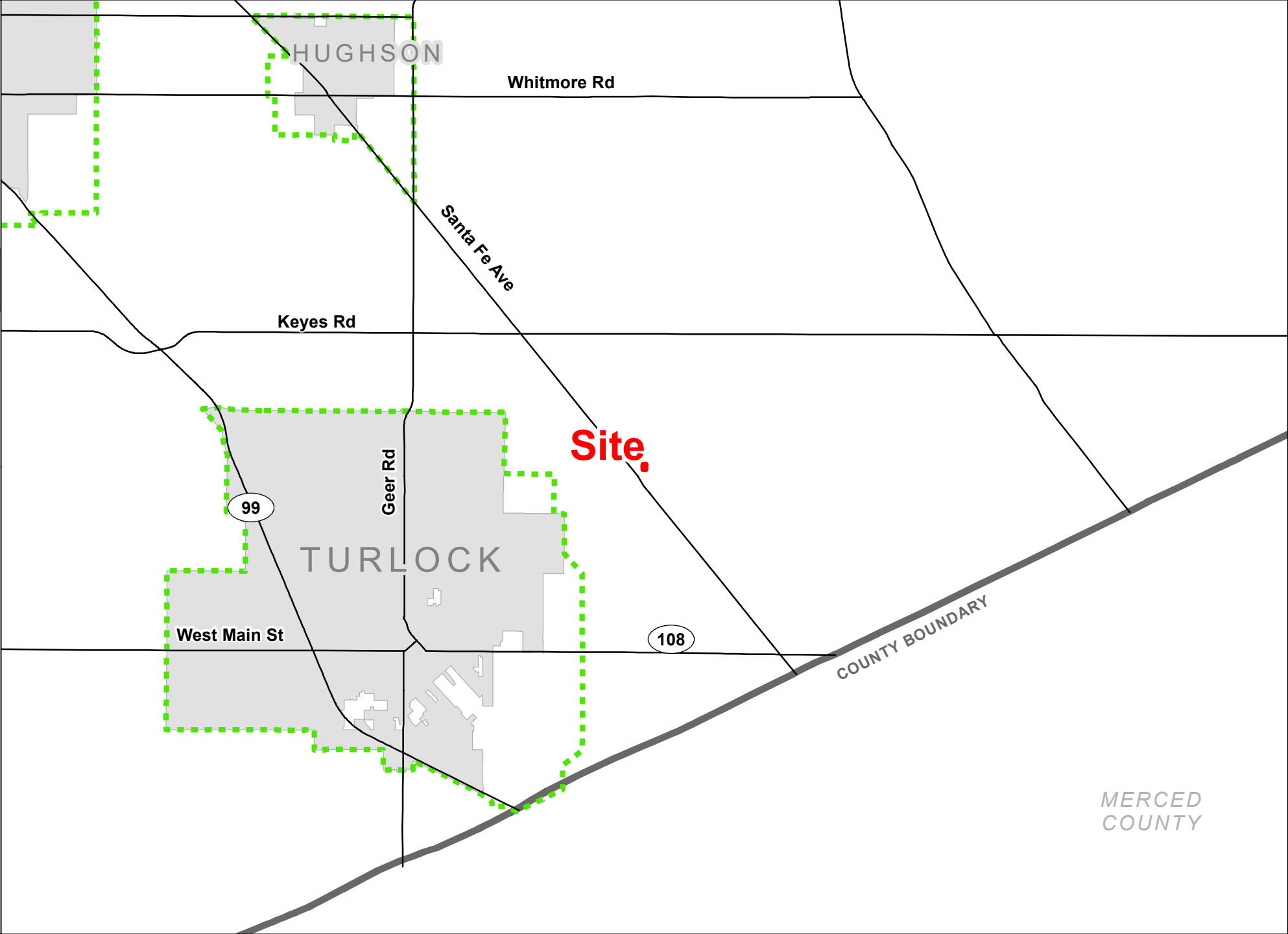
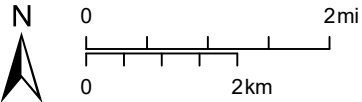
GPA, REZ & VTPM

PLN2021-0009

AREA MAP

LEGEND

-  Project Site
-  Sphere of Influence
-  City
-  Road
-  River




WPD HOMES INC

GPA, REZ & VTPM

PLN2021-0009

GENERAL PLAN MAP

LEGEND

 Project Site


 Parcel

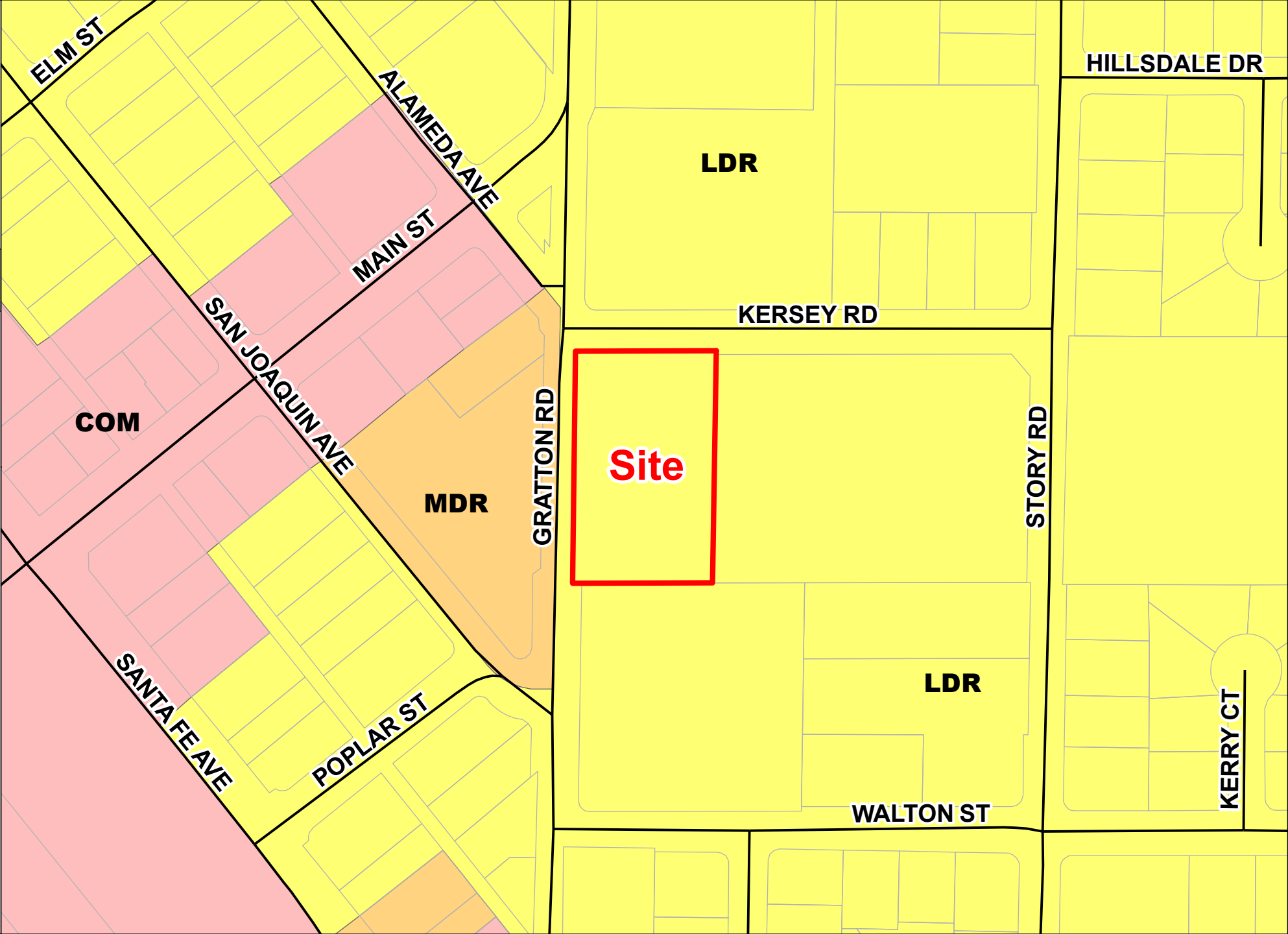
 Road

General Plan

 Commercial

 Low Density Residential












 Residential Medium Density

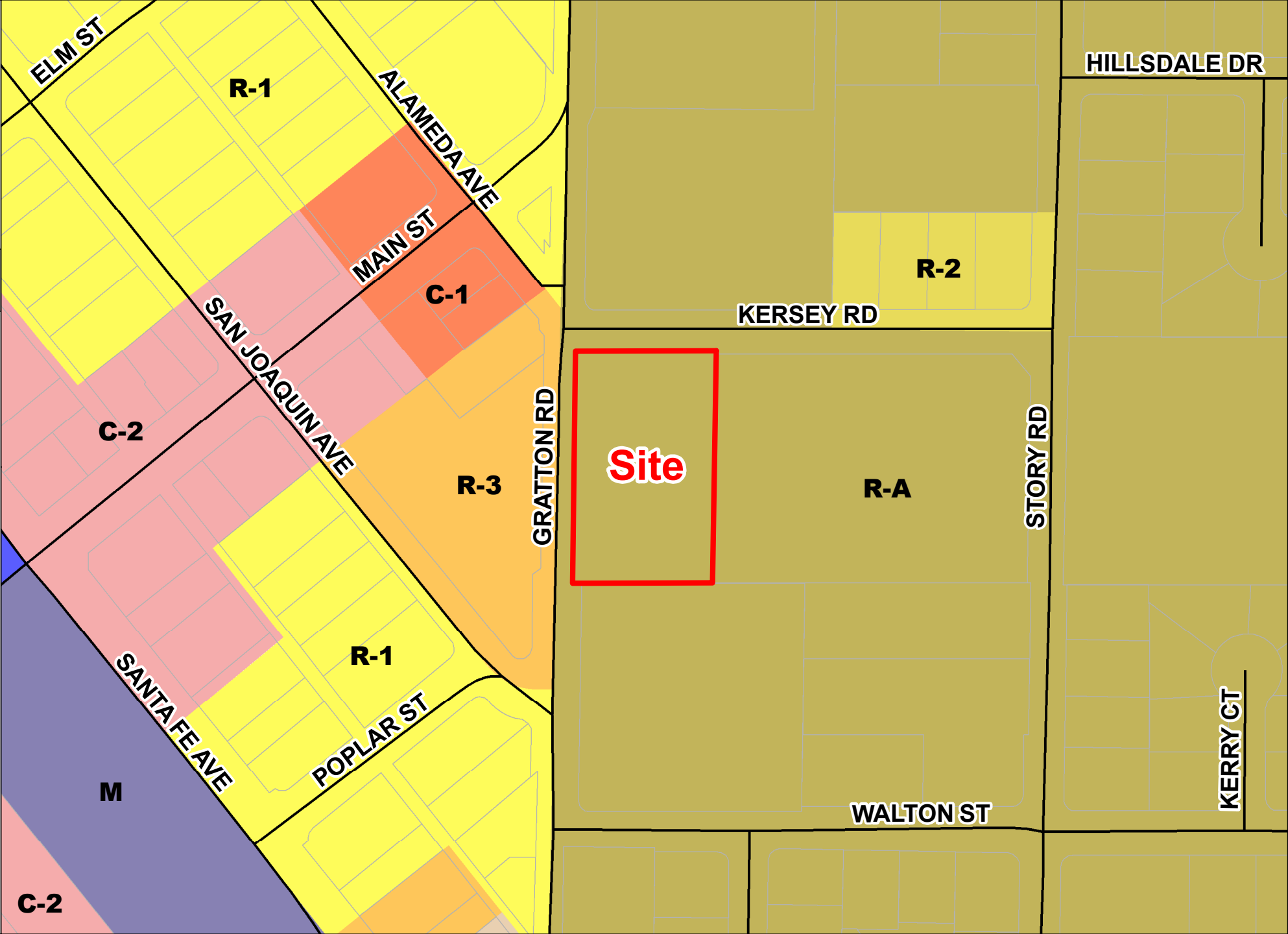


WPD HOMES INC
GPA, REZ & VTPM
PLN2021-0009

ZONING MAP

LEGEND

-  Project Site
-  Parcel
-  Road
- Zoning Designation**
 -  Neighborhood Commercial
 -  General Commercial
 -  Multiple Family
 -  Rural Residential
 -  Limited Residential
 -  Industrial
 -  Single Family Residential
 -  Medium Density Residential



WPD HOMES INC

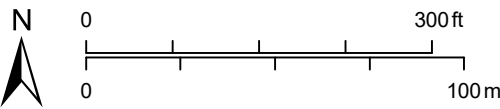
GPA, REZ & VTPM

PLN2021-0009

2017 AERIAL AREA MAP

LEGEND



-  Project Site
-  Parcel/Acres
-  Road

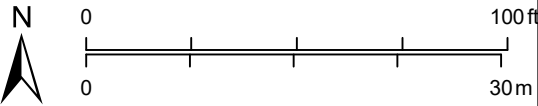


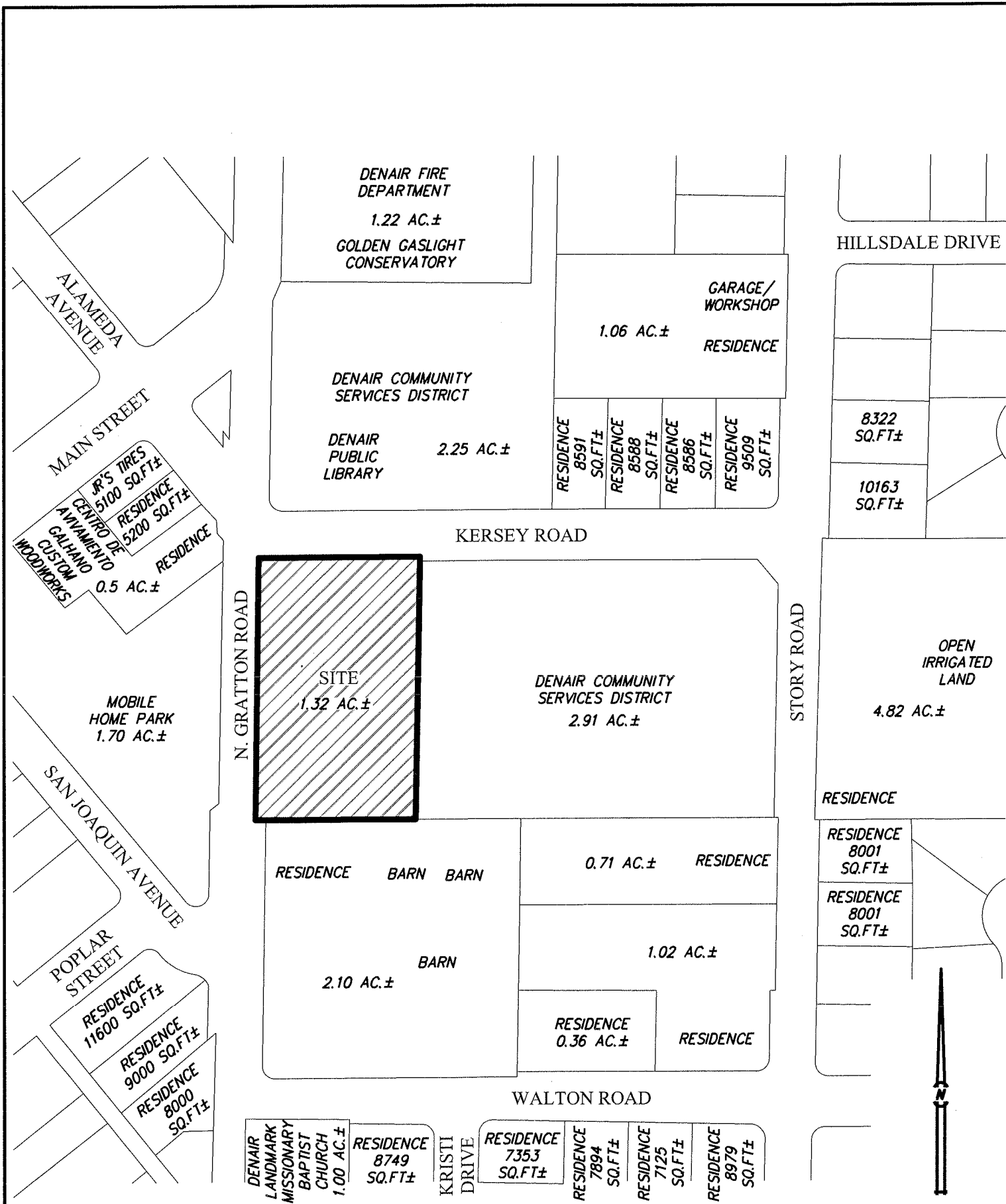
WPD HOMES INC
GPA, REZ & VTPM
PLN2021-0009

2017 AERIAL SITE MAP

LEGEND

-  Project Site
-  Road



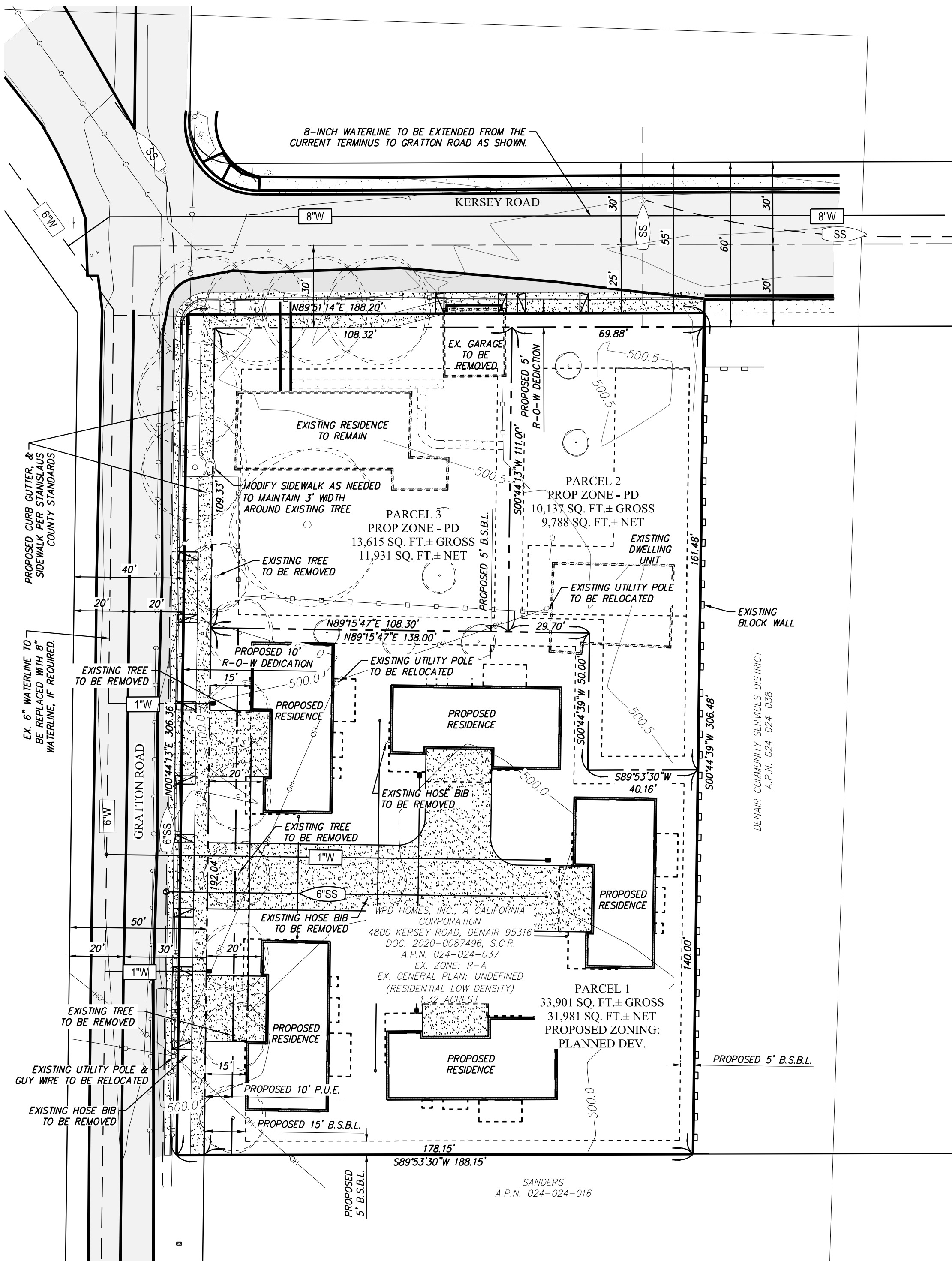


**HAWKINS & ASSOCIATES
ENGINEERING, INC.**
436 MITCHELL ROAD
MODESTO, CA. 95354
PH: (209) 575 - 4295
FX: (209) 578 - 4295

**AREA MAP
WPD HOMES, INC.**
**A.P.N. 024-024-037
DENAIR, CALIFORNIA**

BY: RCS
CHK: RHH
DATE: 12/2020
SCALE: 1"=150'
JOB #: 3340
FILE: EXB

1
OF
1

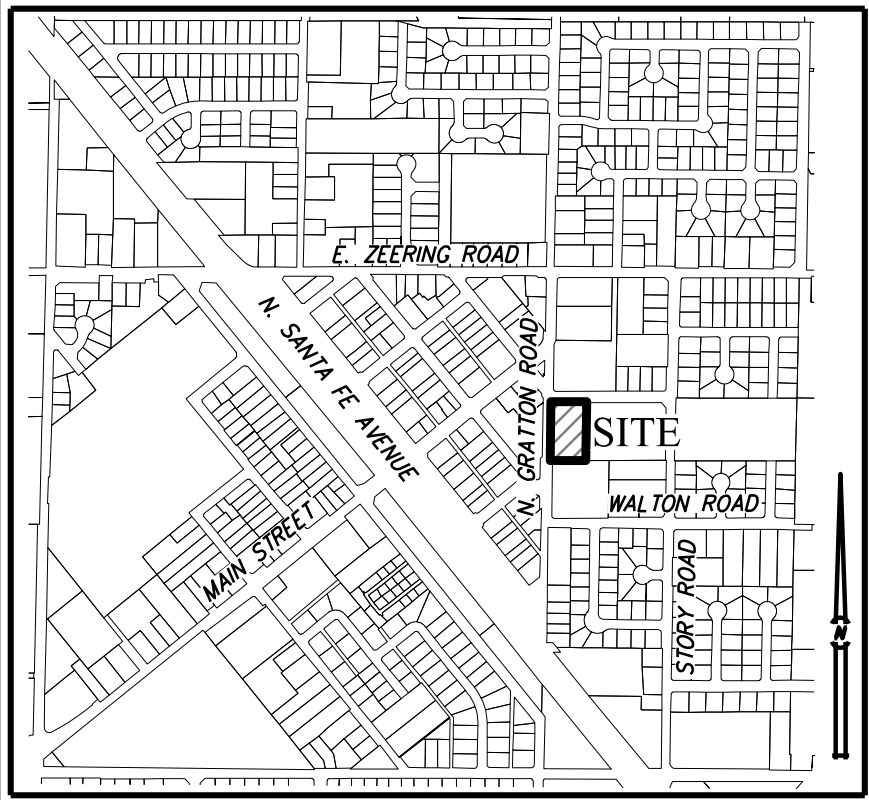


GENERAL NOTES

1. ALL IMPROVEMENTS SHALL BE CONSTRUCTED AS PER STANISLAUS COUNTY STANDARD SPECIFICATIONS.
2. STORM DRAINAGE: TO BE RETAINED ON-SITE.
3. SEWAGE DISPOSAL: BY DENAIR COMMUNITY SERVICES DISTRICT SEWER SYSTEM.
4. WATER SUPPLY: BY DENAIR COMMUNITY SERVICES DISTRICT WATER SYSTEM.
5. GAS SERVICE SUPPLY: PG&E
6. ELECTRIC SERVICE: TID
7. STREET LIGHTING SHALL BE INSTALLED AS PER STANISLAUS COUNTY STANDARD SPECIFICATIONS.
8. TOTAL AREA: 1.32 ACRES±
9. TOTAL NO. OF LOTS: 3 LOTS. ALL LOTS TO BE ZONED PD AND COMPLY WITH R-2 ZONING ORDINANCE.
10. BUILDING SETBACKS PER STANISLAUS COUNTY R-2 ZONING ORDINANCE.
11. PUBLIC UTILITIES ARE TO BE INSTALLED UNDERGROUND IN EASEMENTS.
12. BOUNDARY INFORMATION WAS COMPILED BY DEED AND A FIELD SURVEY.
13. EXISTING SOILS CONSIST OF MADERA SANDY LOAMS, SITE SLOPES AT LESS THAN 1% FROM EAST TO WEST.
14. DEPTH TO WATER TABLE IS APPROXIMATELY 15 FEET.

LEGEND

	EXISTING	PROPOSED
RIGHT OF WAY	=====	=====
LOT LINE	=====	=====
CENTERLINE	-----	-----
EASEMENT	-----	-----
BUILDING SET BACK LINE	-----	-----
BOUNDARY LINE	=====	=====
CURB, GUTTER & SIDEWALK	=====	=====
AREA OF PAVEMENT	=====	=====
AREA OF CONCRETE	=====	=====
GAS LINE	-----	-----
SANITARY SEWER LINE	-----	-----
WATER LINE	-----	-----
CLEANOUT (SS OR SD)	-----	-----
SANITARY SEWER MANHOLE	=====	=====
SANITARY SEWER CLEAN-OUT	=====	=====
STORM DRAIN INLET	=====	=====
WATER VALVE	=====	=====
FIRE DEPARTMENT CONNECTION	=====	=====
WATER METER	=====	=====
OVERHEAD UTILITY LINE	-----	-----
UTILITY POLE W/ GUY WIRE	-----	-----
UTILITY POLE	-----	-----
WOOD FENCE	-----	-----
CHAINLINK FENCE	-----	-----
MASONRY WALL	=====	=====
B.S.B.L.	=====	=====
TREE (SPREAD TO SCALE)	=====	=====



VICINITY MAP
NO SCALE

OWNER

WPD HOMES, INC., A CALIFORNIA CORPORATION
ADDRESS: P.O. BOX 277, CHOWCHILLA, CA 93610
CONTACT: PAT DAVIS
PHONE: (209) 495-9670

PROJECT LOCATION

4800 KERSEY ROAD DENAIR, CA 95316

ASSESSOR'S PARCEL NO.

A.P.N. 024-024-037

HAWKINS & ASSOCIATES
ENGINEERING, INC.
436 MITCHELL RD.
MODESTO, CA. 95354
PH: (209) 575 - 4295 FX: (209) 578 - 4295



SHEET
1.
OF
1.

PLANNED DELOPMENT REZONE &
VESTING TENTATIVE PARCEL MAP
WPD HOMES, INC.
A.P.N. 024-024-037
4800 KERSEY RD, DENAIR, CALIFORNIA 95316

RODRICK H. HAWKINS:
R.C.E. 50188, P.L.S. 9489

BY: RCS
CHK: RHH
DATE: 01/2021
SCALE: 1"=30'
JOB #: 3340

SYM.	DATE	DESCRIPTION	APPD.



APPLICATION QUESTIONNAIRE

Please Check all applicable boxes

APPLICATION FOR:

Staff is available to assist you with determining which applications are necessary

- | | |
|--|--|
| <input checked="" type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Subdivision Map |
| <input checked="" type="checkbox"/> Rezone | <input checked="" type="checkbox"/> Parcel Map |
| <input type="checkbox"/> Use Permit | <input type="checkbox"/> Exception |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Williamson Act Cancellation |
| <input type="checkbox"/> Historic Site Permit | <input type="checkbox"/> Other _____ |

PLANNING STAFF USE ONLY:

Application No(s): _____
 Date: 02/01/2021
 S 5 T 5 R 11
 GP Designation: LDL
 Zoning: R-A
 Fee: \$11,704.00
 Receipt No. 558857
 Received By: EB
 Notes: GPA/REZ + PM

In order for your application to be considered COMPLETE, please answer all applicable questions on the following pages, and provide all applicable information listed on the checklist on pages i – v. Under State law, upon receipt of this application, staff has 30 days to determine if the application is complete. We typically do not take the full 30 days. It may be necessary for you to provide additional information and/or meet with staff to discuss the application. Pre-application meetings are not required, but are highly recommended. An incomplete application will be placed on hold until all the necessary information is provided to the satisfaction of the requesting agency. An application will not be accepted without all the information identified on the checklist.

Please contact staff at (209) 525-6330 to discuss any questions you may have. Staff will attempt to help you in any way we can.

PROJECT INFORMATION

PROJECT DESCRIPTION: (Describe the project in detail, including physical features of the site, proposed improvements, proposed uses or business, operating hours, number of employees, anticipated customers, etc. – Attach additional sheets as necessary)

**Please note: A detailed project description is essential to the reviewing process of this request. In order to approve a project, the Planning Commission or the Board of Supervisors must decide whether there is enough information available to be able to make very specific statements about the project. These statements are called "Findings". It is your responsibility as an applicant to provide enough information about the proposed project, so that staff can recommend that the Commission or the Board make the required Findings. Specific project Findings are shown on pages 17 – 19 and can be used as a guide for preparing your project description. (If you are applying for a Variance or Exception, please contact staff to discuss special requirements).*

The project is a parcel map to create 3 new parcels of varying size and to prepare obtain a General Plan Amendment
 rezone to medium density on the proposed parcel 1 to allow the construction of 5 duplexes for a total of 10-units
 along with the existing residence and the second residence currently permitted for construction.

(see additional page attached for GP and Rezone justification)

GENERAL PLAN / REZONE JUSTIFICATION

The proposed general plan amendment is for the proposed parcel 1. The requested change is from low density residential to medium density residential. The current plan for parcel 1 is to construct five duplexes for a total of 10 units on 0.734 net acres for a proposed density of 13.6 units per acre, as opposed to the 8 units per acre under the current designation.

The property location lends itself nicely to a multi-family type project with the community service district facilities to the east, the community library to the north and an existing mobile home park to the west. The proposed change would provide an increase in available housing which complies with the general mandates being issued by the State with little to no fiscal impact to the specific area or Stanislaus County in general.

PROJECT SITE INFORMATION

Complete and accurate information saves time and is vital to project review and assessment. Please complete each section entirely. If a question is not applicable to your project, please indicated this to show that each question has been carefully considered. Contact the Planning & Community Development Department Staff, 1010 10th Street – 3rd Floor, (209) 525-6330, if you have any questions. Pre-application meetings are highly recommended.

ASSESSOR'S PARCEL NUMBER(S): Book 024 Page 024 Parcel 037

Additional parcel numbers: _____

**Project Site Address
or Physical Location:**

4800 Kersy Road

Denair, CA 95316

Property Area: Acres: 1.32 or Square feet: _____

Current and Previous Land Use: (Explain existing and previous land use(s) of site for the last ten years)

residence with open land

List any known previous projects approved for this site, such as a Use Permit, Parcel Map, etc.: (Please identify project name, type of project, and date of approval)

none

Existing General Plan & Zoning: GP: undefined (residential-low density), Zone: R-A (rural residential)

Proposed General Plan & Zoning: Proposed Parcel 1- GP (residential-medium density), Zone: (R-2); Proposed Parcels
(if applicable) 1 & 2-no change

ADJACENT LAND USE: (Describe adjacent land uses within 1,320 feet (1/4 mile) and/or two parcels in each direction of the project site)

East: Denair Community Services District

West: residential

North: Denair Community Services District

South: residential with open land

WILLIAMSON ACT CONTRACT:

Yes ☐ No ☒

Is the property currently under a Williamson Act Contract?

Contract Number: _____

If yes, has a Notice of Non-Renewal been filed?

Date Filed: _____

Yes ☐ No ☒

Do you propose to cancel any portion of the Contract?

Yes ☐ No ☒

Are there any agriculture, conservation, open space or similar easements affecting the use of the project site. (Such easements do not include Williamson Act Contracts)

If yes, please list and provide a recorded copy: _____

SITE CHARACTERISTICS: (Check one or more)

Flat ☒

Rolling ☐

Steep ☐

VEGETATION: What kind of plants are growing on your property? (Check one or more)

Field crops ☐

Orchard ☐

Pasture/Grassland ☐

Scattered trees ☒

Shrubs ☐

Woodland ☐

River/Riparian ☐

Other ☐

Explain Other: _____

Yes ☒ No ☐

Do you plan to remove any trees? (If yes, please show location of trees planned for removal on plot plan and provide information regarding transplanting or replanting.)

SEE SITE PLAN FOR REMOVAL.

GRADING:

Yes ☒ No ☐

Do you plan to do any grading? (If yes, please indicate how many cubic yards and acres to be disturbed. Please show areas to be graded on plot plan.) 41,769 sq. ft. to be disturbed.

STREAMS, LAKES, & PONDS:

Yes ☐ No ☒

Are there any streams, lakes, ponds or other watercourses on the property? (If yes, please show on plot plan)

Yes ☒ No ☐

Will the project change any drainage patterns? (If yes, please explain – provide additional sheet if needed) proposed buildings, driveways, and on-site storm drainage swales.

Yes ☐ No ☒

Are there any gullies or areas of soil erosion? (If yes, please show on plot plan)

Yes ☐ No ☒

Do you plan to grade, disturb, or in any way change swales, drainages, ditches, gullies, ponds, low lying areas, seeps, springs, streams, creeks, river banks, or other area on the site that carries or holds water for any amount of time during the year? (If yes, please show areas to be graded on plot plan)

Please note: If the answer above is yes, you may be required to obtain authorization from other agencies such as the Corps of Engineers or California Department of Fish and Game.

STRUCTURES:

- Yes ☒ No ☐ Are there structures on the site? (If yes, please show on plot plan. Show a relationship to property lines and other features of the site.)
- Yes ☒ No ☐ Will structures be moved or demolished? (If yes, indicate on plot plan.)
- Yes ☒ No ☐ Do you plan to build new structures? (If yes, show location and size on plot plan.)
- Yes ☐ No ☒ Are there buildings of possible Historical significance? (If yes, please explain and show location and size on plot plan.) _____

PROJECT SITE COVERAGE:

Existing Building Coverage: 2,052 Sq. Ft. Landscaped Area: 35,505 Sq. Ft.
Proposed Building Coverage: 11,340 Sq. Ft. Paved Surface Area: 8,602 Sq. Ft.

BUILDING CHARACTERISTICS:

Size of new structure(s) or building addition(s) in gross sq. ft.: (Provide additional sheets if necessary) see architectural plans

Number of floors for each building: 2

Building height in feet (measured from ground to highest point): (Provide additional sheets if necessary) see architectural plans.

Height of other appurtenances, excluding buildings, measured from ground to highest point (i.e., antennas, mechanical equipment, light poles, etc.): (Provide additional sheets if necessary) N/A

Proposed surface material for parking area: (Provide information addressing dust control measures if non-asphalt/concrete material to be used) _____
concrete driveways (6,442 sq. ft.)

UTILITIES AND IRRIGATION FACILITIES:

Yes ☒ No ☐ Are there existing public or private utilities on the site? Includes telephone, power, water, etc. (If yes, show location and size on plot plan)

Who provides, or will provide the following services to the property?

Electrical: <u>TID</u>	Sewer*: <u>Denair Community Services District</u>
Telephone: <u>AT&T</u>	Gas/Propane: <u>PG&E</u>
Water**: <u>Denair Community Services District</u>	Irrigation: <u>N/A</u>

***Please Note:** A "will serve" letter is required if the sewer service will be provided by City, Sanitary District, Community Services District, etc.

****Please Note:** A "will serve" letter is required if the water source is a City, Irrigation District, Water District, etc., and the water purveyor may be required to provide verification through an Urban Water Management Plan that an adequate water supply exists to service your proposed development.

Will any special or unique sewage wastes be generated by this development other than that normally associated with resident or employee restrooms? Industrial, chemical, manufacturing, animal wastes? (Please describe:)

No special or unique sewage wastes

Please Note: Should any waste be generated by the proposed project other than that normally associated with a single family residence, it is likely that Waste Discharge Requirements will be required by the Regional Water Quality Control Board. Detailed descriptions of quantities, quality, treatment, and disposal may be required.

- Yes ☐ No ☒ Are there existing irrigation, telephone, or power company easements on the property? (If yes, show location and size on plot plan.)
- Yes ☒ No ☐ Do the existing utilities, including irrigation facilities, need to be moved? (If yes, show location and size on plot plan.)
- Yes ☒ No ☐ Does the project require extension of utilities? (If yes, show location and size on plot plan.)

AFFORDABLE HOUSING/SENIOR:

Yes ☐ No ☒ Will the project include affordable or senior housing provisions? (If yes, please explain)

RESIDENTIAL PROJECTS: (Please complete if applicable – Attach additional sheets if necessary)

Total No. Lots: 3 Total Dwelling Units: 1 existing, 11 proposed Total Acreage: 1.32 acres

Net Density per Acre: 9.1 Gross Density per Acre: _____

<i>(complete if applicable)</i>	Single Family	Two Family Duplex	Multi-Family Apartments	Multi-Family Condominium/Townhouse
Number of Units:	<u>1 ex., 1 prop</u>	<u>10</u>	_____	_____
Acreage:	_____	_____	_____	_____

COMMERCIAL, INDUSTRIAL, MANUFACTURING, RETAIL, USE PERMIT, OR OTHER PROJECTS: (Please complete if applicable – Attach additional sheets if necessary)

Square footage of each existing or proposed building(s): _____

Type of use(s): _____

Days and hours of operation: _____

Seasonal operation (i.e., packing shed, huller, etc.) months and hours of operation: _____

Occupancy/capacity of building: _____

Number of employees: (Maximum Shift): _____ (Minimum Shift): _____

Estimated number of daily customers/visitors on site at peak time: _____

Other occupants: _____

Estimated number of truck deliveries/loadings per day: _____

Estimated hours of truck deliveries/loadings per day: _____

Estimated percentage of traffic to be generated by trucks: _____

Estimated number of railroad deliveries/loadings per day: _____

Square footage of:

Office area: _____

Warehouse area: _____

Sales area: _____

Storage area: _____

Loading area: _____

Manufacturing area: _____

Other: (explain type of area) _____

Yes ☐ No ☒

Will the proposed use involve toxic or hazardous materials or waste? (Please explain)

ROAD AND ACCESS INFORMATION:

What County road(s) will provide the project's main access? (Please show all existing and proposed driveways on the plot plan)

Gratton Road and Kersey Road

- Yes ☐ No ☒ Are there private or public road or access easements on the property now? (If yes, show location and size on plot plan)
- Yes ☐ No ☒ Do you require a private road or easement to access the property? (If yes, show location and size on plot plan)
- Yes ☐ No ☒ Do you require security gates and fencing on the access? (If yes, show location and size on plot plan)

Please Note: Parcels that do not front on a County-maintained road or require special access may require approval of an Exception to the Subdivision Ordinance. Please contact staff to determine if an exception is needed and to discuss the necessary Findings.

STORM DRAINAGE:

How will your project handle storm water runoff? (Check one) ☐ Drainage Basin ☐ Direct Discharge ☐ Overland

☒ Other: (please explain) on-site drainage swale areas

If direct discharge is proposed, what specific waterway are you proposing to discharge to? _____

Please Note: If direct discharge is proposed, you will be required to obtain a NPDES permit from the Regional Water Quality Control Board, and must provide evidence that you have contacted them regarding this proposal with your application.

EROSION CONTROL:

If you plan on grading any portion of the site, please provide a description of erosion control measures you propose to implement.

Straw wattles around perimeter and inlet protection of any existing catch basin.

Please note: You may be required to obtain an NPDES Storm Water Permit from the Regional Water Quality Control Board and prepare a Storm Water Pollution Prevention Plan.

ADDITIONAL INFORMATION:

Please use this space to provide any other information you feel is appropriate for the County to consider during review of your application. (Attach extra sheets if necessary)

see attached



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: July 26, 2016

CCaIC File #: 9891N

Project: Tentative Parcel Map for
APN 024-024-037, 4800 Kersey Rd.,
Denair, Stanislaus Co.

Rod Hawkins
Hawkins & Associates Engineering, Inc.
436 Mitchell Rd.
Modesto, CA 95354

Email: lhalstead@hawkins-eng.com
to be forwarded to Rod Hawkins

Dear Mr. Hawkins,

We have conducted a **Priority Response** records search as per your request for the above-referenced project area located on the Denair 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 National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), *California Inventory of Historic Resources* (DPR 1976), the *California Historical Landmarks* (1990), and the California Points of Historical Interest listing (May 1992 and updates), the Directory of Properties in the Historic Property Data File (HPDF) and the Archaeological Determinations of Eligibility (ADOE) (Office of Historic Preservation current computer lists dated 3-20-2014 and 4-05-2012, respectively), the *Survey of Surveys* (1989), GLO Plats and other historic maps on file for the area, and other pertinent historic data available at the CCIC for each specific county.

The following details the results of the records search:

Prehistoric or historic resources within the project area:

No prehistoric or historic archaeological resources, or historic properties/evaluated properties/formally recorded properties have been reported to the Information Center.

Historic maps on file suggest, however, the possibility that one or more buildings on the property may be 45 years old or older (buildings have been indicated on that property at least as early as the 1916 Denair USGS 7.5' map, 1:31680-scale series).

Prehistoric or historic resources within the immediate vicinity of the project area:

None have been reported to the Information Center.

Resources that are known to have value to local cultural groups:

None have been formally reported to the Information Center.

Previous investigations within the project area:

None have been reported to the Information Center.

Previous investigations within the immediate vicinity of the project area:

None have been reported to the Information Center.

Recommendations/Comments:

Based on existing data in our files the project area has a low sensitivity for the possible discovery of *prehistoric* resources due to the lack of natural water sources; but there may be historical resources such as standing buildings 45 years old or older, and possibly subsurface historic-era archaeological features (that may be encountered during excavation and trenching), such as domestic refuse and artifact deposits or building foundations, associated with earlier use of the property.

It is noted that the map “Tentative Parcel Exhibit Option 2” indicates an “Existing Building To Be Removed”; we recommend that a qualified historical resources consultant evaluate and formally record this building (or any other building that may be removed) if it is 45 years old or older, to be done prior to implementation of the project or issuance of any discretionary permit. The Statewide Referral List for Historical Resources Consultants is posted for your use on the internet at <http://chrisinfo.org>

We advise construction personnel to be aware of the potential for subsurface historic-era archaeological features, and to keep in mind the advisories below.

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. 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.

We advise you that in accordance with State law, if any historical resources are discovered during project-related activities, all work is to stop and the lead agency and a qualified professional are to be consulted to determine the importance and appropriate treatment of the find. If Native American remains are found the County Coroner and the Native American Heritage Commission, Sacramento (916-373-3710) are to be notified immediately for recommended procedures.

We further advise you that if you retain the services of a historical resources consultant, the firm or individual you retain is responsible for submitting any report of findings prepared for you to the Central California Information Center, including one copy of the narrative report and two copies of any records that document historical resources found as a result of field work. If the consultant wishes to obtain copies of materials not included with this records search reply, additional copy or records search fees may apply.

The provision of CHRIS Data via this records search response does not in any way constitute public disclosure of records otherwise exempt from disclosure under the California Public Records Act or any other law, including, but not limited to, records related to archeological site information maintained by or on behalf of, or in the possession of, the State of California, Department of Parks and Recreation, State Historic Preservation Officer, Office of Historic Preservation, or the State Historical Resources Commission.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the 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.

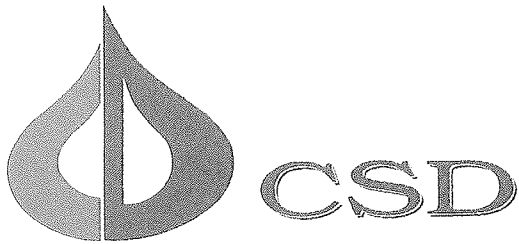
We thank you for using the California Historical Resources Information System (CHRIS). Please let us know when we can be of further service. Please sign and return the attached Access Agreement Short Form.

Note: Billing will be transmitted separately via email (lamarroquin@csustan.edu or MSR270@csustan.edu) from our Financial Services office (\$225.00), payable within 60 days of receipt of the invoice.

Sincerely,

R. L. Hards, Assistant Research Technician
Central California Information Center
California Historical Resources Information System

*Invoice to: Laurie Marroquin lamarroquin@csustan.edu, Financial Services



Denair Community
Services District

3850 N. Gratton Road
P.O. Box 217
Denair, California 95316

Phone: 209-634-4986

Fax: 209-634-9805

January 19, 2021

Pat Davis

RE: Kersey Rd. Project

APN: 024-024-037
Denair CA

Dear Pat,

Please find the "Can Serve" letter for the project planned on Kersey Rd.

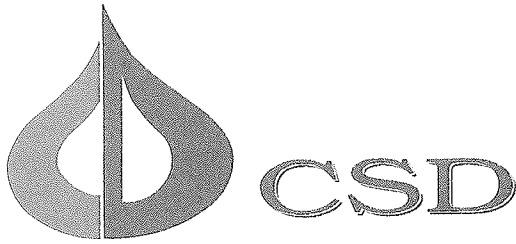
We wanted to make clear the following procedure/steps going forward:

1. Pre-Application (was missed upon initial contact) *returned 1-19-2021*
2. Our engineer will begin the review process once we have a set of blueprints with an Engineer's Seal. The current balance of your review deposit is \$5905.00. Any charges that exceed the deposit will be billed periodically to the applicant.
3. Once review is complete, the Developers Agreement will be written and approved by the Denair Community Services District Board.
4. A Construction Deposit of \$10,000 will be required before construction can begin.
5. The "Will Serve" letter will be provided prior to building dwellings.
6. Building Permits will be issued per dwelling once we are provided maps/floor plans and all fees are paid.

Please contact Jennifer (Jenny) Gomes if you have any further questions.

Thank you,

David M. Odom
General Manager



Denair Community
Services District

3850 N. Gratton Road
P.O. Box 217
Denair, California 95316

January 19, 2021

Phone: 209-634-4986

Fax: 209-634-9805

Stanislaus County
Planning & Community Development
1010 10th St.
Modesto CA 95354

Re: Applicant's Name: **Pat Davis**
 Project Name:
 Location: **Gratton Rd./Kersey Rd. // Denair CA**
 APN: **024-024-037**

Valid Until: 1-15-2022

Dear Reader:

The Denair Community Services District can provide water and sewer services to the location noted above.

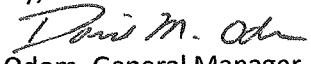
Before any project begins, approval must first be obtained from the appropriate departments(s) at Stanislaus County, in addition to verifying availability of services from the Denair Community Services District.

When the owner does choose to develop this parcel, they must enter into an Agreement with the Denair Community Services District to construct and pay for the necessary infrastructure to enable the District to provide water and sewer services to the project. The Agreement will require, among other things that the infrastructure be constructed to the District specifications, that security be given to the District to guarantee performance and payment for the infrastructure and that all current connections fees be paid in full. Once all fees are paid, a "Will Serve Letter" will be submitted to the applicant. The "Will Serve Letter" must be presented to the Stanislaus County Building Department before a Building Permit will be issued.

Any substantial revision to the Tentative Map during Stanislaus County processing may require additional conditions by Denair Community Services District.

A "Will Serve Letter" is required for all additions, remodels, and swimming pool construction. This letter is valid until 1-19-2022, and pending Board review of the Public Facilities may be renewed.

Sincerely,


David Odom, General Manager
Denair Community Services District.