

### Referral Early Consultation

Date: November 4, 2021

To:Distribution List (See Attachment A)From:Avleen K. Aujla, Assistant Planner<br/>Planning and Community DevelopmentSubject:PARCEL MAP APPLICATION NO. PLN2021-0091 – KLINE<br/>November 19, 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:	William Sheldon Kline
Project Location:	14204 Tim Bell Road, between Tim Bell and Hazeldean Roads in the
	Waterford area.
APN:	015-015-092
Williamson Act	
Contract:	1971-0219
General Plan:	Agriculture
Current Zoning:	General Agriculture (A-2-40)

Project Description: Request to subdivide an existing 80.02± acre parcel into two parcels of 40.01± and 40.01± acres in size in the General Agriculture (A-2-40) zoning district. The parcels propose to utilize an existing 30-foot-wide access easement to access Tim Bell Road, a County-maintained road, which runs along the western boundary of both proposed parcels. Proposed Parcel A is currently improved with a mobile home and Proposed Parcel B is currently improved with detached agricultural storage buildings. If approved, the parcel will remain in agricultural production and will remain enrolled in the Williamson Act. The current parcel is served by a private well and septic system. Irrigation water is supplied by a private well on the property.

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



PARCEL MAP APPLICATION NO. PLN2021-0091 – KLINE Attachment A

Distri	bution List	1	
Х	CA DEPT OF CONSERVATION Land Resources		STAN CO ALUC
Х	CA DEPT OF FISH & WILDLIFE		STAN CO ANIMAL SERVICES
	CA DEPT OF FORESTRY (CAL FIRE)	Х	STAN CO BUILDING PERMITS DIVISION
Х	CA DEPT OF TRANSPORTATION DIST 10	Х	STAN CO CEO
Х	CA OPR STATE CLEARINGHOUSE		STAN CO CSA
Х	CA RWQCB CENTRAL VALLEY REGION	Х	STAN CO DER
	CA STATE LANDS COMMISSION	Х	STAN CO ERC
	CEMETERY DISTRICT	Х	STAN CO FARM BUREAU
	CENTRAL VALLEY FLOOD PROTECTION	Х	STAN CO HAZARDOUS MATERIALS
	CITY OF:	Х	STAN CO PARKS & RECREATION
	COMMUNITY SERVICES/SANITARY DIST	Х	STAN CO PUBLIC WORKS
Х	COOPERATIVE EXTENSION		STAN CO RISK MANAGEMENT
	COUNTY OF:	Х	STAN CO SHERIFF
Х	FIRE PROTECTION DIST: Stanislaus Consolidated Fire	х	STAN CO SUPERVISOR DIST 1: B. CONDIT
Х	HOSPITAL DIST: Oak Valley Hospital District	x	STAN COUNTY COUNSEL
Х	IRRIGATION DIST: MID	Х	StanCOG
Х	MOSQUITO DIST: EASTSIDE	Х	STANISLAUS FIRE PREVENTION BUREAU
	MUNICIPAL ADVISORY COUNCIL:	Х	STANISLAUS LAFCO
Х	PACIFIC GAS & ELECTRIC		SURROUNDING LANDOWNERS (on file w/the Clerk to the Board of Supervisors)
	POSTMASTER:	Х	TELEPHONE COMPANY: ATT
	RAILROAD:		TRIBAL CONTACTS (CA Government Code §65352.3)
Х	SAN JOAQUIN VALLEY APCD		US ARMY CORPS OF ENGINEERS
Х	SCHOOL DIST 1: Waterford Unified		US FISH & WILDLIFE
Х	SCHOOL DIST 2: Waterford Unified		US MILITARY (SB 1462) (7 agencies)
	STAN ALLIANCE		USDA NRCS
Х	STAN CO AG COMMISSIONER		WATER DIST:
Х	TUOLUMNE RIVER TRUST		
		1	

### STANISLAUS COUNTY CEQA REFERRAL RESPONSE FORM

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

FROM:

#### SUBJECT: PARCEL MAP APPLICATION NO. PLN2021-0091 - KLINE

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.

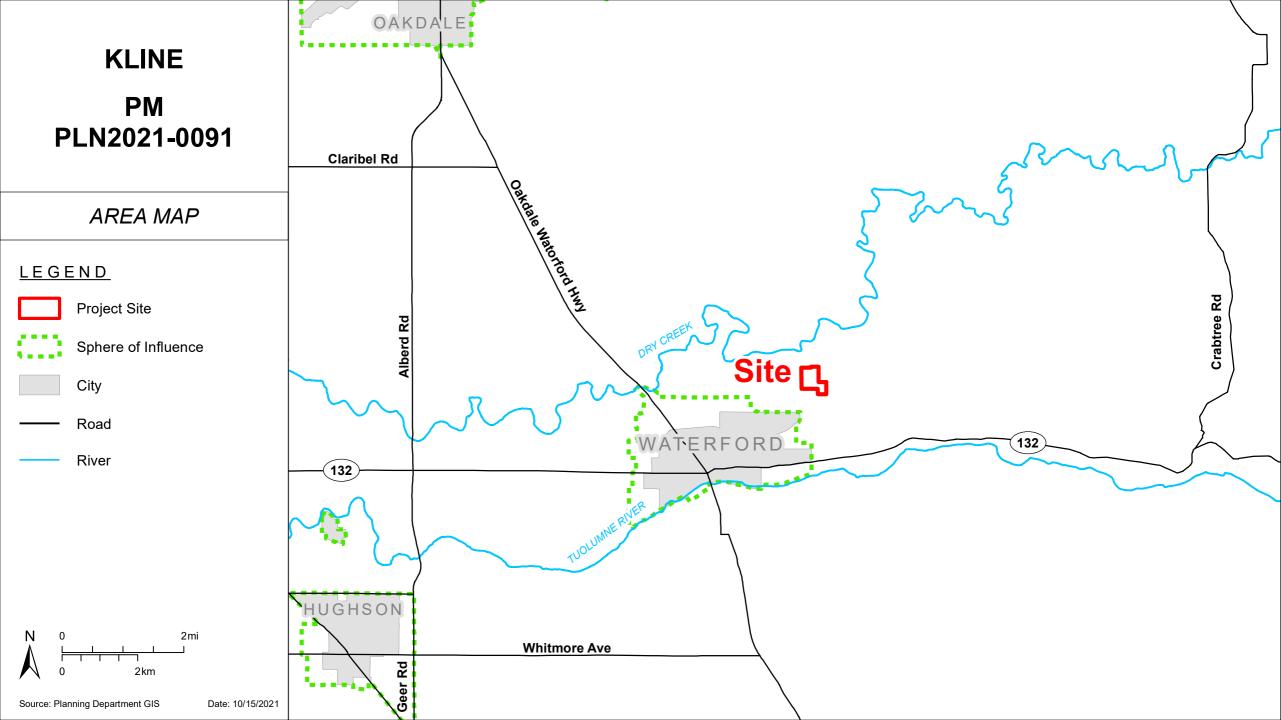
In addition, our agency has the following comments (attach additional sheets if necessary).

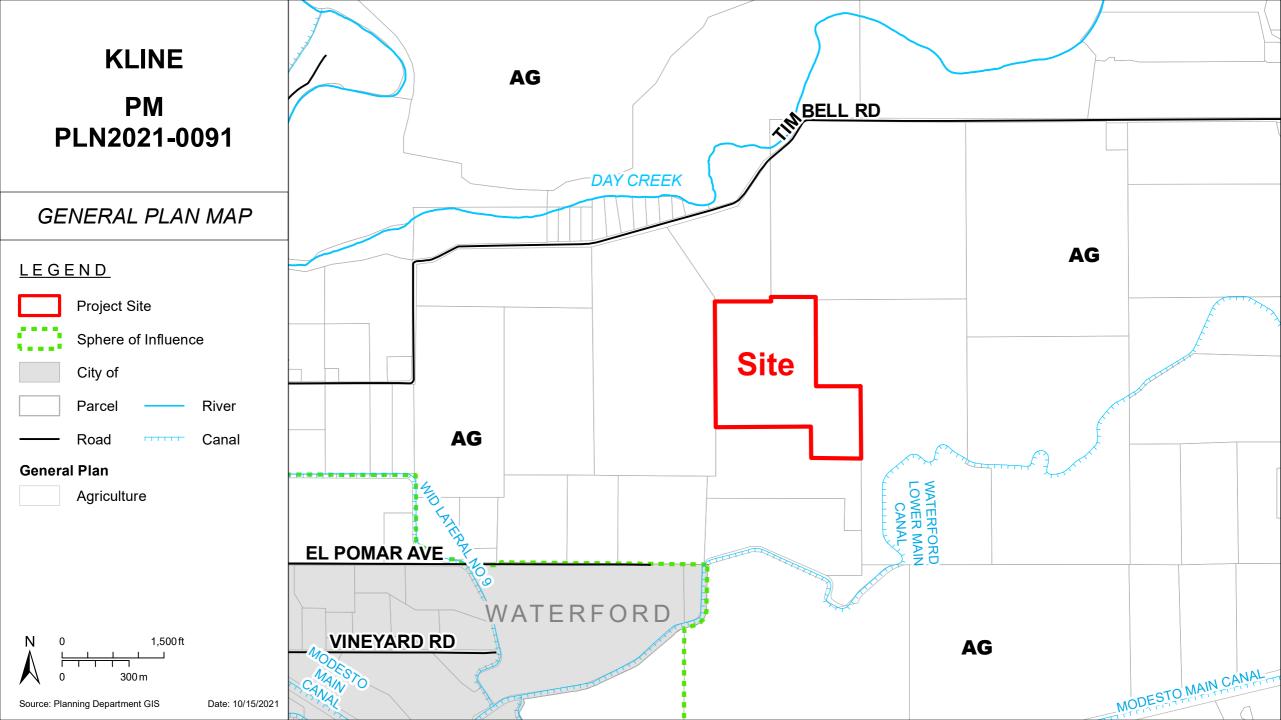
Response prepared by:

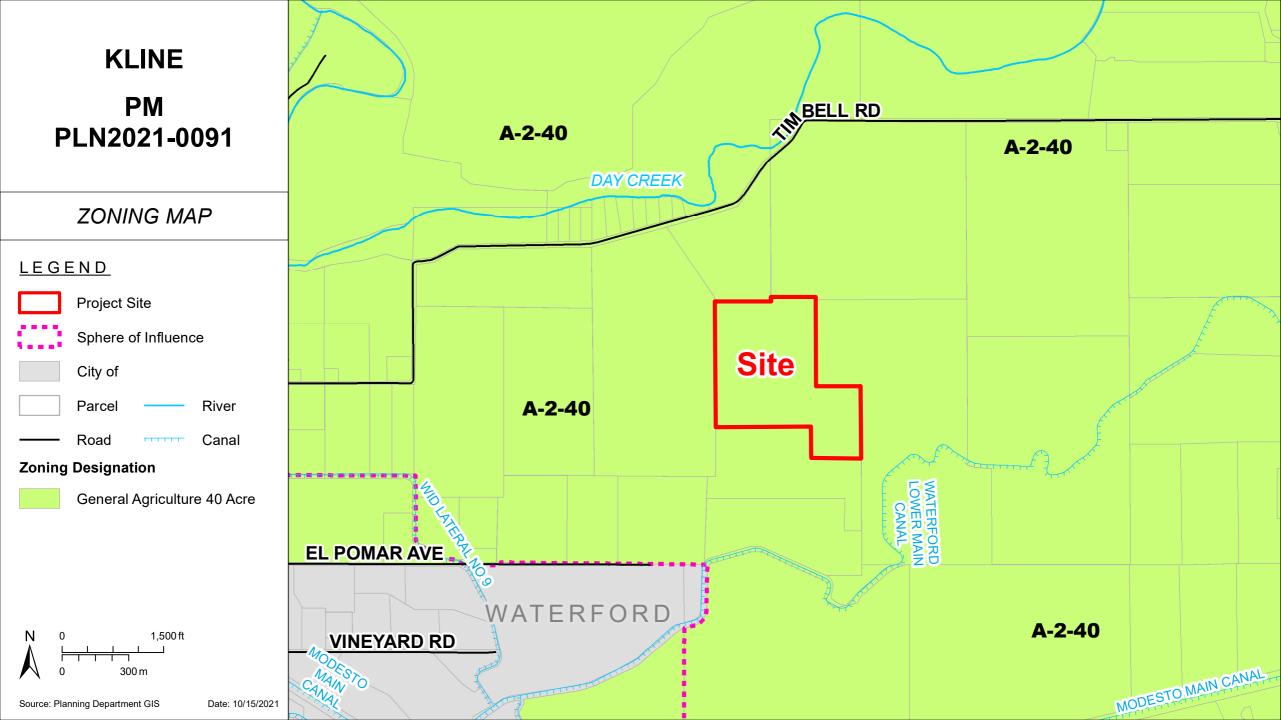
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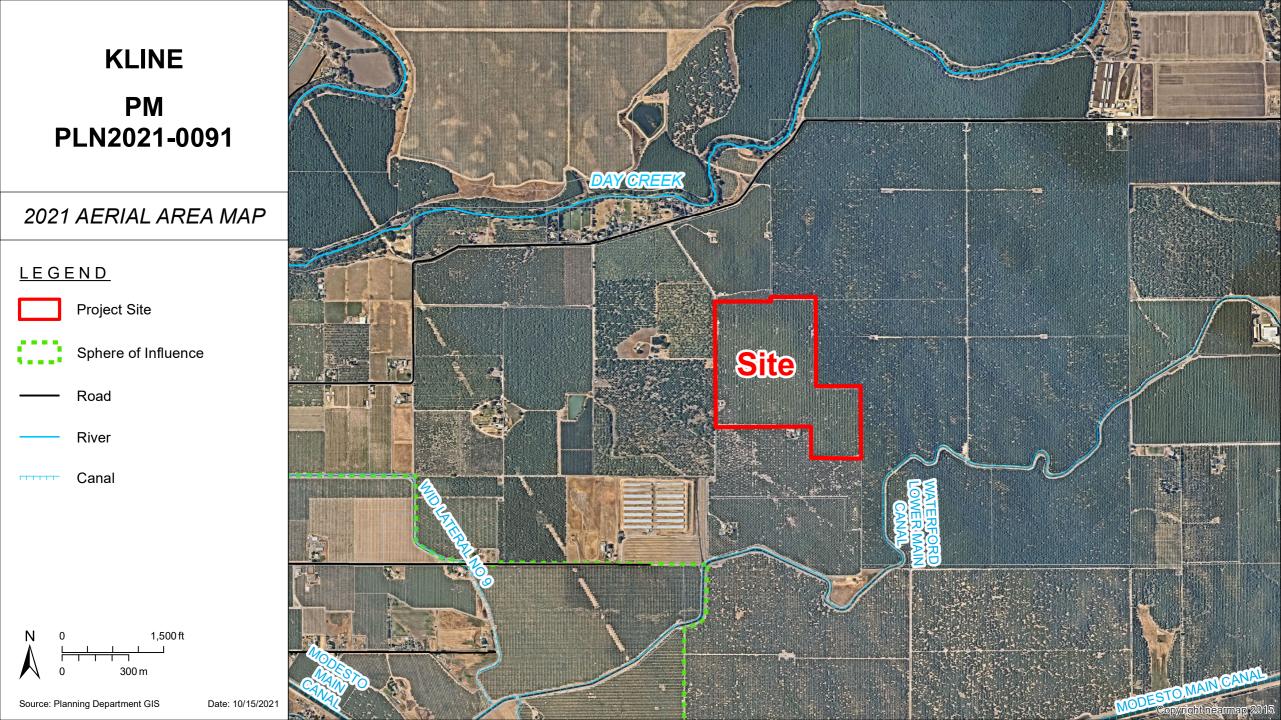
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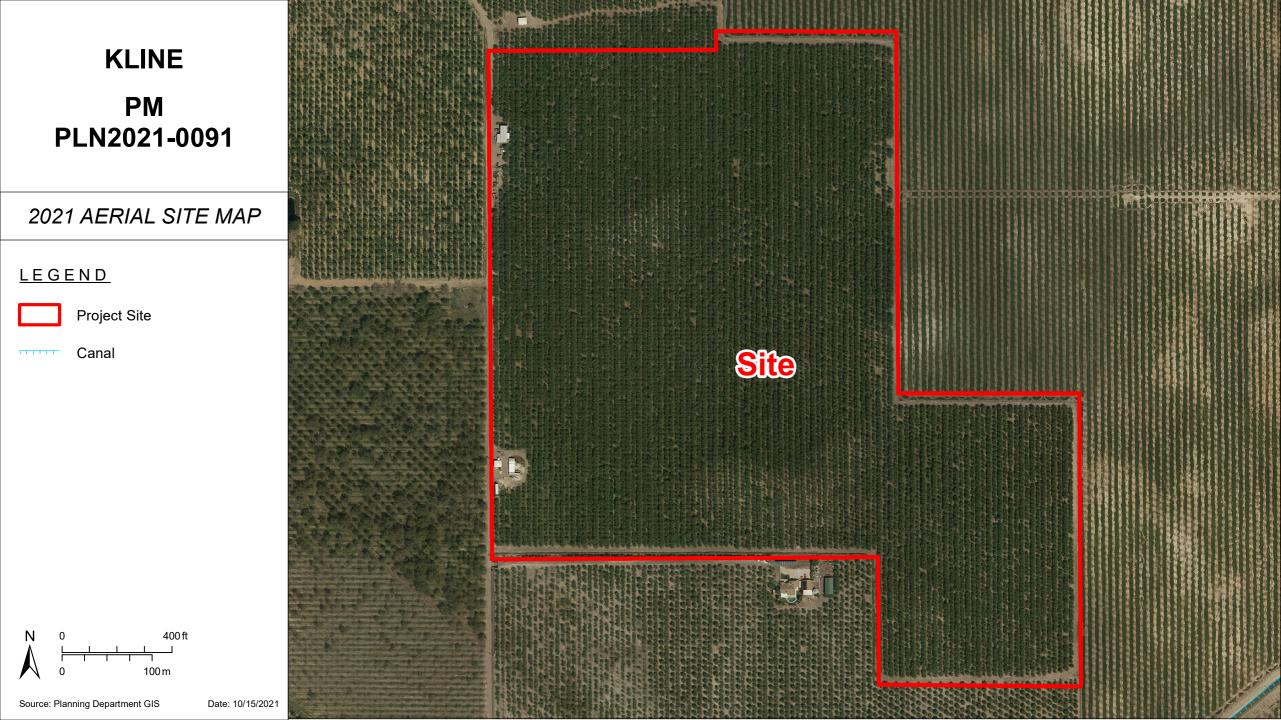
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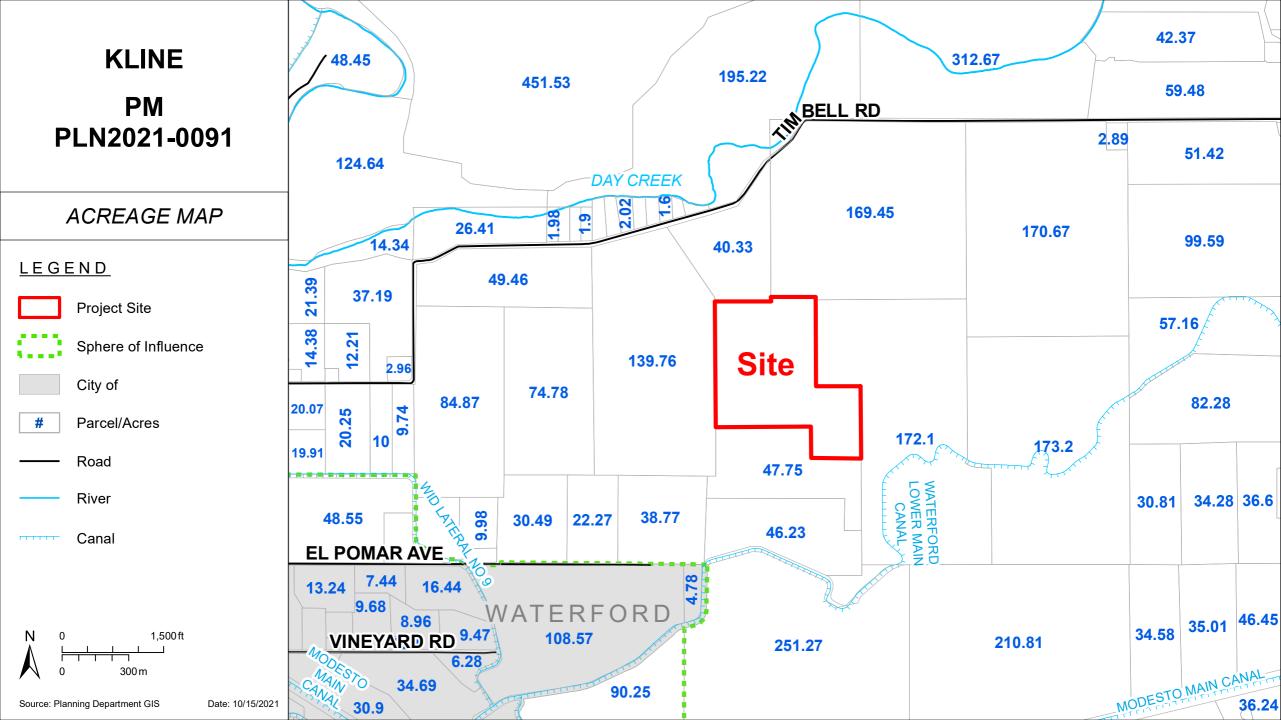


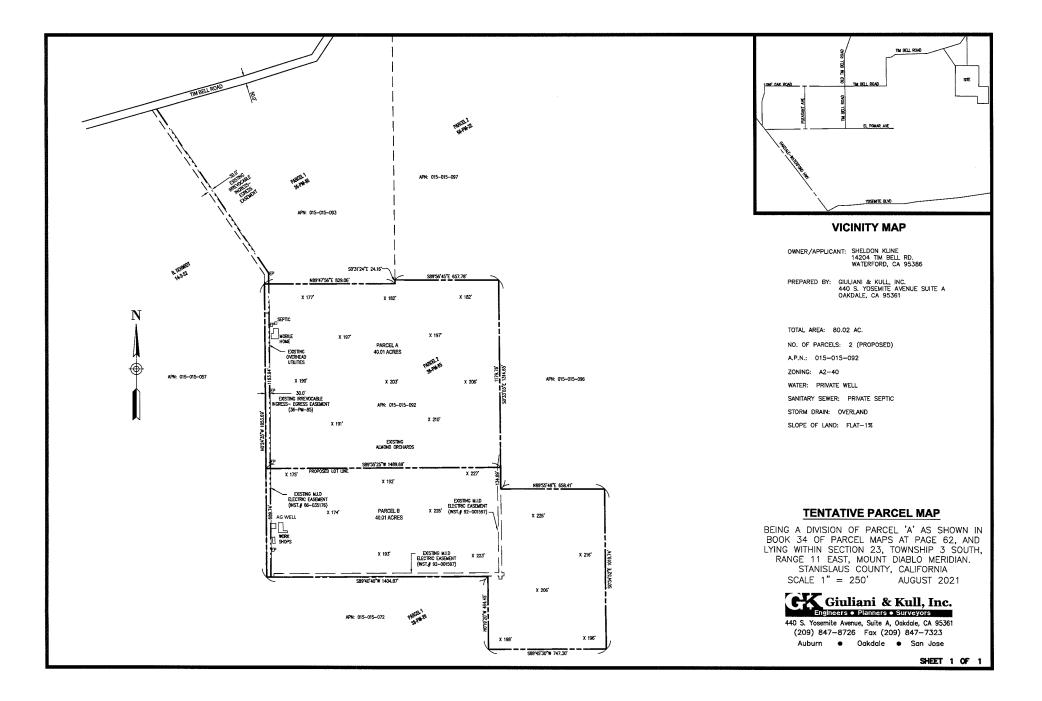


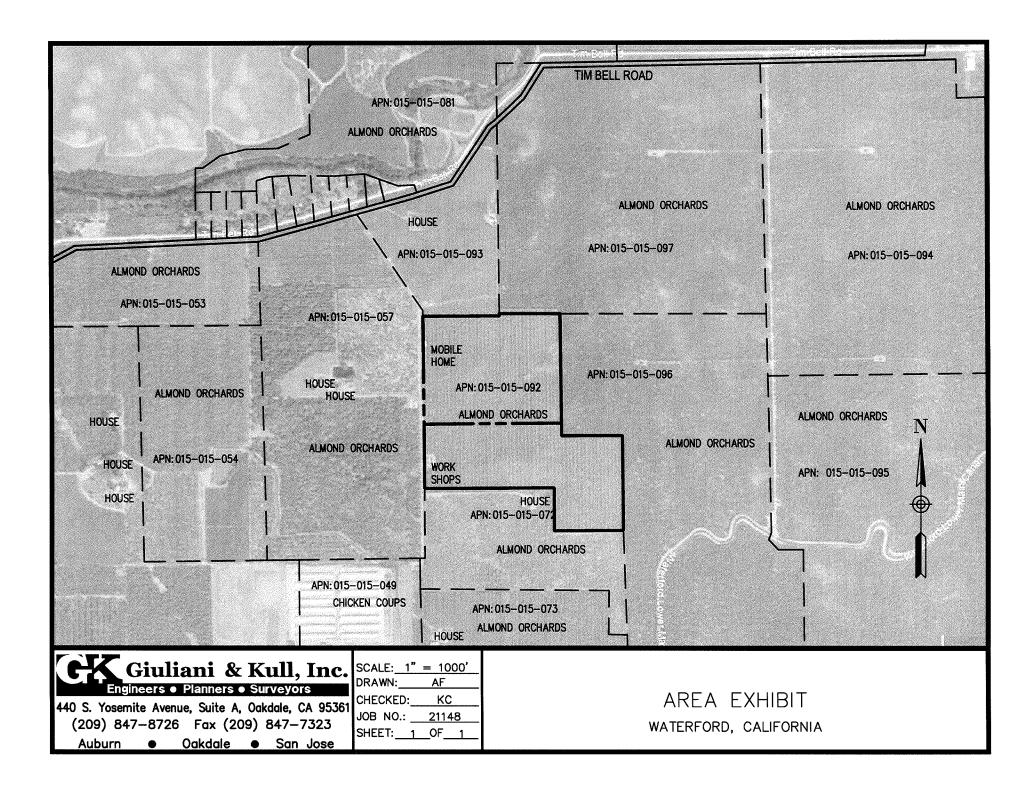














DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT 1010 10<sup>TH</sup> Street, Suite 3400, Modesto, CA 95354 Planning Phone: (209) 525-6330 Fax: (209) 525-5911 Building Phone: (209) 525-6557 Fax: (209) 525-7759 Form Available Online: http://www.stancounty.com/planning/applications.shtm

# **APPLICATION QUESTIONNAIRE**

	e Check all applicable boxes LICATION FOR:	PLANNING STAFF USE ONLY: Application No(s): PLN 2021 809	
Staff i	s available to assist you with determ	Application No(s): PLN $2021$ $1091$ Date: $9/27/2021$	
	General Plan Amendment	Subdivision Map	S <u>23</u> T <u>3</u> R <u>11</u> GP Designation: <u>Aqui culture</u> .
	Rezone	Parcel Map	Zoning: <u>A-2-40</u>
	Use Permit	Exception	Fee: <u>\$4898/-</u>
	Variance	Williamson Act Cancellation	Receipt No. <u>56 24 88</u> Received By: <u>Auluen Aujla</u>
	Historic Site Permit	Other	Notes: Williamson Act.

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).

Projects consists of subdividing APN 015-015-092 (80.02 acres) into two parcels by parcel map. The property is zoned

A2-40. Parcels created will be 40.01 acres each. Parcels are provided access by an existing 30' ingress/egress

easement to Tim Bell Road. Power is provided by MID through existing power lines (and existing easements). The

subdivision is consistent with the general plan and the site is suitable for proposed density.

## **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  $10^{th}$  Street –  $3^{rd}$  Floor, (209) 525-6330, if you have any questions. Pre-application meetings are highly recommended.

ASSESS	SOR'S PARCEL N	UMBER(S):	Book	015	_ Page	015	Parcel	092
Project Si	parcel numbers: ite Address al Location:							
Property /	Area:	Acres: <u>80.0</u>	2 acres d	or Square	feet:			
Current an	nd Previous Land Use	: (Explain existi	ing and prev	vious land use	(s) of site fo	or the last te	en years)	
Almond o	orchard							
	<b>known previous pro</b> ne, type of project, and o		l for this si	te, such as a	a Use Perr	nit, Parcel	Map, etc.: (	Please identify
<u>N/A</u>	Manu 2018							
<b>Proposed</b> (if applicabl	General Plan & Zonir General Plan & Zon <sup>e)</sup> ENT LAND USE:	ling:						rcels in each
	f the project site)	(,			,	,		
East: A	lmond orchards							
West: <u>A</u>	Imond orchards							
North: A	Imond orchards							
South: A	lmond orchards					· · · · · · · · · · · · · · · · · · ·		
WILLIAN	NSON ACT CONT	RACT:						
Yes 🗵	No 🗖	Is the property Contract Numb			son Act Co 1-219	ntract?		
		lf yes, has a No	otice of Non-	-Renewal bee	n filed?			

Date Filed: Feb 1, 1971

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 CHARACTER	RISTICS: (Check one or more) Flat 🗷 Rolling 🛛 Steep 🗍
VEGETATION: Wh	at kind of plants are growing on your property? (Check one or more)
Field crops	Orchard 🗷 Pasture/Grassland 🗆 Scattered trees 🗖
Shrubs	Woodland C River/Riparian C Other C
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.)
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.)
STREAMS, LAKES	S, & 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)
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	X	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	X	Will structures be moved or demolished? (If yes, indicate on plot plan.)
Yes		No	X	Do you plan to build new structures? (If yes, show location and size on plot plan.)
Yes		No	X	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:	<u>2,000</u> Sq. Ft.	Landscaped Area:	Sq. Ft.
Proposed Building Coverage:	Sq. Ft.	Paved Surface Area:	Sq. Ft.

#### **BUILDING CHARACTERISTICS:**

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

Number of floors for each building:

Building height in feet (measured from ground to highest point): (Provide additional sheets if necessary)\_\_\_\_\_

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)\_\_\_\_\_\_

Proposed surface material for parking area: (Provide information addressing dust control measures if non-asphalt/concrete material to be used) \_\_\_\_\_\_

#### UTILITIES AND IRRIGATION FACILITIES:

Yes X 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:	MID	Sewer*:	Septic	6444 B 464 B 4
Telephone:	ATT	Gas/Propane:		
Water**:	Private well	Irrigation:	Ag well	

\*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:)

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	X	Do the existing utilities, including irrigation facilities, need to be moved? (If yes, show location and size on plot plan.)
Yes 🗖	No	X	Does the project require extension of utilities? (If yes, show location and size on plot plan.)

#### AFFORDABLE HOUSING/SENIOR:

Yes **No W** 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:	Total Dwelling Ur	nits:	Total Acreage:			
Net Density per Acre:		Gross Dens	Gross Density per Acre:			
(complete if applicable)	Single Family	Two Family Duplex	Multi-Family Apartments	Multi-Family Condominium/ Townhouse		
Number of Units:						
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.) mont	hs and hours of operation:
Occupancy/capacity of building:	
Number of employees: (Maximum Shift):	(Minimum Shift):
Estimated number of daily customers/visitors on site at pe	eak 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 to	xic or hazardous materials or waste? (Please explain)
ROAD AND ACCESS INFORMATION:	
What County road(s) will provide the project's main acces Tim Bell Road	ss? (Please show all existing and proposed driveways on the plot plan)

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	X	Do you require a private road or easement to access the property? (If yes, show location and size on plot plan)
Yes 🛛	No	X	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) \_\_\_\_\_

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.

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)

#### **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: 9/14/2021

**Records Search File#:** 11903N **Project:** Kline Ranch Parcel Map APN 015-015-0092

Kevin Cole Giuliani & Kull, Inc. 440 S. Yosemite Ave. Oakdale, CA 95361 209-847-8726, ext. 203

kcole@gkengineers.com

Dear Mr. Cole:

We have conducted a records search as per your request for the above-referenced project area located on the Paulsell 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 Determinations of Eligibility (ADOE) *Survey of Surveys* (1989) Caltrans State and Local Bridges Inventory General Land Office Plats Other pertinent historic data available at the CCaIC for each specific county

The following details the results of the records search:

#### Prehistoric or historic resources within the project area:

- There are no formally recorded prehistoric or historic archaeological resources or historic buildings or structures within the project area.
- The General Land Office Survey Plat for T3S R11E (dated 1854) shows no historic features within Section 23, T3S R11E.
- The Official Map of the County of Stanislaus, California (1906) shows R. Narbert as the historic landowner in Section 23, T32S R11E.

• The 1915 and 1952 editions of the Paulsell USGS quadrangle show the alignment of Tim Bell Road.

**Prehistoric or historic resources within the immediate vicinity of the project area:** There are no formally recorded prehistoric or historic archaeological resources or historic buildings or structures within the immediate vicinity of the project area, but we do caution that examples of such resources have been found elsewhere in the Paulsell area and in similar environmental conditions within Stanislaus County.

**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 <u>http://chrisinfo.org</u>

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 completing the 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. H. 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