



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

Date: January 24, 2022

To: Distribution List (See Attachment A)

From: Planning and Community Development

Subject: PARCEL MAP, EXCEPTION, AND VARIANCE APPLICATION NO. PLN2020-0080 – PHILLIPS – LANCASTER ROAD

Comment Period: January 24, 2022 - February 28, 2022

Respond By: February 28, 2022

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: Thomas and Linda Phillips

Project Location: Fronting Highway 108/120, east of Lancaster Road, south of the Stanislaus River, in the Oakdale area.

APN: 010-031-022

Williamson Act Contract: N/A

General Plan: Agriculture

Current Zoning: A-2-40 (General Agriculture)

Project Description: Request to subdivide a 15.26± acre parcel into two 5± acre parcels and one 5.26± acre parcel, in the A-2-40 zoning district. A Variance to the zoning ordinance is included in this request to create two parcels below the 40-acre minimum. An Exception to the Subdivision Ordinance is also included to allow proposed Parcels 1 and 2 to take access from Lancaster Road by a 30-foot-wide access easement. Proposed Parcel 1 is improved with two sheds, Proposed Parcel 2 is improved with a well, and Proposed Parcel 3 is vacant and unimproved. All three parcels, if developed in the future, will be served by individual private well and septic systems.

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

**PARCEL MAP, EXCEPTION, AND VARIANCE APPLICATION NO. PLN2020-0080 – PHILLIPS
 – LANCASTER ROAD**

Attachment A

Distribution List

X	CA DEPT OF CONSERVATION Land Resources		STAN CO ALUC
X	CA DEPT OF FISH & WILDLIFE		STAN CO ANIMAL SERVICES
X	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
X	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO HAZARDOUS MATERIALS
	CITY OF	X	STAN CO PARKS & RECREATION
	COMMUNITY SERVICES/SANITARY DIST	X	STAN CO PUBLIC WORKS
X	COOPERATIVE EXTENSION		STAN CO RISK MANAGEMENT
	COUNTY OF:	X	STAN CO SHERIFF
X	DER - GROUNDWATER RESOURCES DIVISION	X	STAN CO SUPERVISOR DIST 1: B. CONDIT
X	FIRE PROTECTION DIST: OAKDALE RURAL	X	STAN COUNTY COUNSEL
X	GSA: STANISLAUS & TUOLUMNE RIVER		StanCOG
X	HOSPITAL DIST: OAK VALLEY	X	STANISLAUS FIRE PREVENTION BUREAU
X	IRRIGATION DIST: OAKDALE	X	STANISLAUS LAFCO
X	MOSQUITO DIST: EASTSIDE		STATE OF CA SWRCB – DIV OF DRINKING WATER DIST. 10
X	MOUNTAIN VALLEY EMERGENCY MEDICAL SERVICES	X	SURROUNDING LAND OWNERS
	MUNICIPAL ADVISORY COUNCIL:	X	TELEPHONE COMPANY: AT&T
X	PACIFIC GAS & ELECTRIC		TRIBAL CONTACTS (CA Government Code §65352.3)
	POSTMASTER:	X	US ARMY CORPS OF ENGINEERS
	RAILROAD:	X	US FISH & WILDLIFE
X	SAN JOAQUIN VALLEY APCD		US MILITARY (SB 1462)
X	SCHOOL DIST 1: OAKDALE JOINT UNIFIED	X	USDA NRCS
	SCHOOL DIST 2:		WATER DIST:
	WORKFORCE DEVELOPMENT		
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, EXCEPTION, AND VARIANCE APPLICATION NO. PLN2020-0080 – PHILLIPS – LANCASTER 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



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, Exception, and Variance Application No. PLN2020-0080 Phillips-Lancaster Road
2. **Lead agency name and address:** Stanislaus County
1010 10th Street, Suite 3400
Modesto, CA 95354
3. **Contact person and phone number:** Teresa McDonald, Associate Planner
4. **Project location:** Highway 108/120, east of Lancaster Road, south of the Stanislaus River, in the Oakdale area (APN: 010-031-022).
5. **Project sponsor's name and address:** David Harris, Aspen Survey Company, Inc.
1121 Oakdale Road, Suite 6
Modesto, CA 95355
6. **General Plan designation:** Agriculture
7. **Zoning:** General Agriculture (A-2-40)
8. **Description of project:**

This is a request to subdivide a 15.26± acre parcel into two 5± acre parcels and one 5.26± acre parcel, in the A-2-40 zoning district. A Variance to the zoning ordinance is included in this request to create two parcels below the 40 acre minimum. An Exception to the Subdivision Ordinance is also included to allow proposed Parcels 1 and 2 to take access from a 30-foot-wide access easement which connects to Lancaster Road. Proposed Parcel 3 is designed as a "flag lot" shaped parcel with a 30-foot-wide driveway running adjacent to the southern property lines of Proposed Parcels 1, 2, and APN 010-031-021, providing access to Lancaster Road. Proposed Parcel 1 is improved with two sheds, Proposed Parcel 2 is improved with a well, and Proposed Parcel 3 is vacant and unimproved. If approved, each parcel is permitted to construct one single-family dwelling (with a Staff Approval Permit), one accessory dwelling unit, and one junior accessory dwelling unit. If developed in the future, each parcel would be served by individual private well and septic systems.
9. **Surrounding land uses and setting:** The Stanislaus river is located directly to the north; orchards are located to the east and south across Highway 108/120; Highway 108/120 is directly to the north; ranchettes with single-family dwellings ranging in size from 1-15± acres are located to the west and north across the Stanislaus river; and the City of Oakdale is located to the west.
10. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):** CalTrans
Stanislaus County Department of Public Works
Department of Environmental Resources
11. **Attachments:** None

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture & Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials |
| <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Wildfire | <input type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

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

Signature on file.

Teresa McDonald, Associate Planner

January 20, 2022

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 a unique vista. Community standards generally do not dictate the need or desire for architectural review of agriculture or residential subdivisions. Proposed Parcel 1 is improved with two sheds, Proposed Parcel 2 is improved with a well, and Proposed Parcel 3 is vacant and unimproved. No construction is proposed at this time; however, if approved, each parcel is permitted to construct one single-family dwelling (with a Staff Approval Permit), one accessory dwelling unit, and one junior accessory dwelling unit. The site is surrounded by the Stanislaus river to the north; orchards are located to the east and south across Highway 108/120; and ranchettes with single-family dwellings are located to the west and north across the Stanislaus river. No adverse impacts to the existing visual character of the site or its surroundings are anticipated.

Mitigation: None.

References: Application information; Stanislaus County Zoning Ordinance; the Stanislaus County General Plan; and Support Documentation.¹

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

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

Discussion: The project site is comprised of one parcel of 15.26 acres in the General Agriculture (A-2-40) zoning district. As stated previously, the applicant is proposing to subdivide the existing parcel into two 5± acre parcels and one 5.26± acre parcel. A Variance to the zoning ordinance is included in this request to create two parcels below the 40 acre minimum. All three parcels, if developed in the future, will be served by individual private well and septic systems. If approved, each parcel is permitted to construct one single-family dwelling (with a Staff Approval Permit), one, accessory dwelling unit, and one junior accessory dwelling unit. The Stanislaus River is located directly to the north and ranchettes with single-family dwellings are located to the west and north across the Stanislaus River. The nearest actively-farmed parcels are located directly to the east and to the south across Highway 108/120, both of which are enrolled in a Williamson Act contract. The project site is not currently enrolled in a Williamson Act contract and is not in agricultural production. According to Appendix VII of the Stanislaus County General Plan – Buffer and Setback Guidelines, all projects shall incorporate a 150-foot wide buffer setback. The closest actively farmed parcel to Proposed Parcels 1 and 2 is over 150 feet away to the south across Highway 108/120. While the closest actively farmed parcel to Proposed Parcel 3 is the adjacent parcel to the east, the first 150 feet of the parcel closest to Proposed Parcel 3 are not in agricultural production.

The United States Department of Agriculture Natural Resources Conservation Service (USDA NRCS) Web Soil Survey indicates that the majority of the property is made up of Snelling sandy loam, 0 to 3 percent slopes, and a Storie Index rating of 93, and the remainder of the property is comprised of Greenfield sandy loam, 0 to 3 percent slopes with a Storie Index rating of 98, and Terrace escarpments, Storie Index rating unavailable. The project site is comprised of grade 1 soils with Storie index ratings of 93 and 98 which are considered to be prime farmland; however, the California Department of Conservation's Farmland Mapping and Monitoring program lists the project site as comprised of Grazing Land and not Prime Farmland. In determining most productive agricultural areas, factors to be considered include but are not limited to soil types and potential for agricultural production; the availability of irrigation water; and the existence of Williamson Act contracts. However, according to Goal Two, Policy 2.5, Implementation Measure 1, of the General Plan's Agricultural Element, when defining the County's most productive agricultural areas, it is important to recognize that soil types alone should not be the determining factor. Although soil types should be considered, the designation of "most productive agricultural areas" also should be based on existing uses and their contributions to the agricultural sector of our economy. The 15.26 acre project site is not enrolled under the Williamson Act, is not currently being used for agricultural production, and does not currently receive irrigation water. Based on this information the proposed project will not convert Unique Farmland, Farmland of Statewide Importance, or Prime Farmland.

The project site is fallow and the existing well on Proposed Parcel 2 is not currently in use. As mentioned previously, the site does not currently receive irrigation water. A referral response from the Oakdale Irrigation District (OID) stated that a portion of the project site is outside of the District boundary and only the portion of the project site inside of the District boundary is eligible to receive irrigation water and the resulting parcels will need to complete OID's new connection process in order to utilize OID water to irrigate.

No forest lands exist in Stanislaus County. Therefore, this project will have no impact to forest land or timberland. There is no indication that this project will result in the removal of adjacent contracted land from agricultural use. Impacts to agriculture and forest resources are considered to be less than significant.

Mitigation: None.

References: Referral response from the Oakdale Irrigation District, dated May 28, 2021; Natural Resources Conservation Service Soil Survey; application information; Stanislaus Soil Survey (1957); California State Department of Conservation Farmland Mapping and Monitoring Program - Stanislaus County Farmland 2018; Stanislaus County General Plan and Support Documentation.¹

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	
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?			X	
c) Expose sensitive receptors to substantial pollutant concentrations?			X	
d) Result in other emissions (such as those odors adversely affecting a substantial number of people?			X	

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

No construction is proposed as a part of this request; however, if approved, each parcel is permitted to construct one single-family dwelling, one accessory dwelling unit, and one junior accessory dwelling unit per parcel in compliance with Zoning Ordinance.

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 Environmental Protection Agency (EPA), which sets emissions for vehicles and acts on issues regarding cleaner burning fuels and alternative fuel technologies. As such, the District has addressed most criteria air pollutants through basin wide programs and policies to prevent cumulative deterioration of air quality within the Basin. The project has the potential to increase traffic in the area and, thereby, impacting air quality. According to the Federal Highway Administration, the average daily vehicle trip per household is 9.6. While vehicle trips for accessory dwelling units and junior accessory dwelling units would be lower, if you used the higher average of 9.6 daily trips, the project has the potential to generate up to 86.4 additional trips per day as a result of project approval (3 proposed parcels, 3 potential single-family dwellings, 3 potential accessory dwelling units, and 3 potential junior accessory dwelling units x 9.6 = 86.4). The SJVAPCD's Small Project Analysis Level (SPAL) guidance identifies thresholds of significance for criteria pollutant emissions, which are based on the District's New Source Review (NSR) offset requirements for stationary sources. The District has pre-qualified emissions and determined a size below which is reasonable to conclude that a project would not exceed applicable thresholds of significance for criteria pollutants. The provided sizes by the District are deemed to have a less than significant impact on air quality due to criteria pollutant emissions. The District's threshold of significance for residential projects is identified as 152 units or 1,453 additional trips per day.

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 may be assumed to cause a less-than significant transportation impact. As stated previously, the project has the potential to generate an additional 86.4 trips per day. As this is below the District's threshold of significance, no significant impacts to air quality are anticipated.

Construction activities, associated with new development, can temporarily increase localized PM10, PM2.5, volatile organic compound (VOC), nitrogen oxides (NOX), sulfur oxides (SOX), and carbon monoxide (CO) concentrations in a project's vicinity. The primary sources of construction-related CO, SOX, VOC, and NOX emissions are 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.

No construction is proposed as a part of this request; however, if approve each parcel may be developed with up to three residential units which may require use of heavy duty construction equipment and grading. However, all construction activities would occur in compliance with all SJVAPCD regulations; therefore, construction emissions would be less than significant without mitigation. The project was referred to SJVAPCD, and no response has been received to date.

Potential impacts on local and regional air quality are anticipated to be less-than significant, falling below SJVAPCD thresholds, as any future construction associated with 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 proposed project is considered to be consistent with applicable air quality plans, as the project will be required to obtain all applicable permits through the Air District. Also, the proposed project would not conflict with applicable regional plans or policies adopted by agencies with jurisdiction over the project. Impacts to air quality are considered to be less than significant.

Mitigation: None.

References: 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; and the Stanislaus County General Plan and Support Documentation.¹

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: The project is located within the Knights Ferry Quad of the California Natural Diversity Database (CNDDDB). There are 22 species of plants or animals which are state or federally listed, threatened, or identified as species of special concern within the Knights Ferry California Natural Diversity Database Quad. These species include the California tiger salamander - central California DPS, western spadefoot, golden eagle, ferruginous hawk, bald eagle, grasshopper sparrow, burrowing owl, vernal pool fairy shrimp, vernal pool tadpole shrimp, green sturgeon - southern DPS, Sacramento hitch, hardhead, steelhead - Central Valley DPS, chinook salmon - Central Valley fall / late fall-run ESU, valley elderberry longhorn beetle, western, mastiff bat, pallid bat, Townsend's big-eared bat, western red bat, western pond turtle, Hartweg's golden sunburst, and Colusa grass. According to the CNDDDB database, the only reported siting of any of the aforementioned species on the project site is the steelhead - Central Valley DPS; however, that is the case with any project site adjacent to the Stanislaus River. Additionally, the California Department of Fish and Wildlife is required to be notified prior to any activity that may divert or obstruct the natural flow of any river, stream, or lake; change the bed, channel, or bank of any river, stream, or lake; use material from any river, stream, or lake; or deposit or dispose of material into any river, stream, or lake. This requirement will be applied as a condition of approval. The Hartweg's golden sunburst has been sited approximately .06 miles east of the project site and valley elderberry longhorn beetle has been sited approximately .42 miles northwest of the project site.

The project site is improved with two sheds and a well. There are no known Waters of the United States on-site. However, the Stanislaus River is located adjacent to the project site. No construction or crop changes are being proposed as a part of this project; however, if approved one single-family dwelling, one accessory dwelling unit, and one junior accessory dwelling unit is permitted per legal parcel.

The project is anticipated to have a less than significant effect on biological resources. The project was referred to the California Department of Fish and Wildlife and no comments have been received to date.

Mitigation: None.

References: California Department of Fish and Wildlife's Natural Diversity Database Quad Species List; Stanislaus County General Plan and Support Documentation.¹

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: No construction or demolition is proposed as a part of this request. However, if approved one single-family dwelling, one accessory dwelling unit, and one junior accessory dwelling unit is permitted per legal parcel. A records search on this parcel, prepared by the Central California Information Center (CCIC), indicated that no historic resources or resources known to have value to local cultural groups were formally reported to the CCIC. However, based on its proximity to the river, the project area has the potential for the possible discovery of prehistoric Native American and historic-era archaeological resources.

It does not appear that this project will result in significant impacts to any archaeological or cultural resources. A condition of approval will be incorporated into the project requiring that should any resources be found during future construction, construction activities would halt until a qualified survey takes place and the appropriate authorities are notified.

Mitigation: None.

References: Central California Information Center Report for the project site, dated August 25, 2020; Stanislaus County General Plan and Support Documentation.¹

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.

No construction is proposed as part of this request; however, if approved one single-family dwelling, one accessory dwelling unit, and one junior accessory dwelling unit is permitted per legal parcel, which has the potential to generate an additional 86.4 daily vehicle trips. Any future construction activities are required to be in compliance with all San Joaquin Valley Air Pollution Control District (SJVAPCD) regulations and with Title 24, Green Building Code, which includes energy efficiency requirements.

The project was referred to the SJVAPCD and to Pacific Gas and Electric and no response has been received to date.

It does not appear that this project will result in significant impacts to the wasteful, inefficient, or unnecessary consumption of energy resources. Accordingly, the potential impacts to Energy are considered to be less than significant.

Mitigation: None.

References: CEQA Guidelines; Title 16 of County Code; CA Building Code; referral response from the Oakdale Irrigation District, dated May 28, 2021; Governor's Office of Planning and Research Technical Advisory, December 2018; Stanislaus County General Plan and Support Documentation.¹

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 USDA Natural Resources Conservation Service's Eastern Stanislaus County Soil Survey indicates that the majority of the property is made up of Snelling sandy loam, 0 to 3 percent slopes, and a Storie Index rating of 93, and the remainder of the property is comprised of Greenfield sandy loam, 0 to 3 percent slopes with a Storie Index rating of 98, and Terrace escarpments, Storie Index rating unavailable. 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.

No construction is proposed as a part of this project; however, if approved one single-family dwelling, one accessory dwelling unit, and one junior accessory dwelling unit is permitted per legal parcel, which if constructed would be served by well and septic services. Any future construction is required to be designed and built according to building standards appropriate to withstand shaking for the area in which they are constructed. Any earth moving is subject to Public Works Standards and Specifications, which consider the potential for erosion and run-off prior to permit approval. Likewise, any addition or expansion of a septic tank or alternative waste water disposal system would require the approval of the Department of Environmental Resources (DER) through the building permit process, which also takes soil type into consideration within the specific design requirements. DER responded with comments regarding the on-site wastewater disposal system, which will be added as conditions of approval. DER, Public Works, and the Building Permits Division review and approve any building or grading permit to ensure their standards are met.

The project site is not located near an active fault or within a high earthquake zone. Impacts associated with geology and soils are considered to be less than significant.

Mitigation: None.

References: Referral response from the Department of Environmental Resources (DER), dated May 28, 2021; referral response from the Department of Public Works, dated May 18, 2021 Stanislaus County General Plan and Support Documentation.¹

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.

No construction is proposed as part of this project; however, if approved one single-family dwelling, one accessory dwelling unit, and one junior accessory dwelling unit is permitted per legal parcel. Should future construction occur on the project site, the short-term emissions of GHGs during construction, primarily composed of CO₂, CH₄, and N₂O, would be 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 future construction at this project site. Additionally, the construction of any future proposed buildings is 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). Any future construction activities associated with this project are considered to be less-than significant as they are temporary in nature and are subject to meeting SJVAPCD standards for air quality control.

Direct emissions of GHGs from the operation of the proposed subdivision are primarily due to truck trips associated with potential future construction and passenger vehicle trips associated with residential development. Therefore, the project has the potential to result in direct annual emissions of GHGs during operation. As required by CEQA Guidelines section 15064.3, potential impacts regarding Green House Gas Emissions should be evaluated using vehicle miles traveled (VMT). The calculation of VMT is the number of cars/trucks multiplied by the distance traveled by each car/truck. Total vehicle trips as a result of this project will not exceed 110 trips per-day. The proposed project has the potential to generate a total of 86.4 vehicle trips per day associated with residential development.

The project was referred to the San Joaquin Valley Air Pollution Control District, and no comments have been received to date. Staff will include a condition of approval requiring the applicant to comply with all appropriate District rules and regulations should future construction occur on the project site. Consequently, GHG emissions associated with this project are considered to be less-than significant.

Mitigation: None.

References: California Air Resources Board 2019 Edition, California Greenhouse Gas Emission Inventory: 2000 – 2017; Governor's Office of Planning and Research Technical Advisory, December 2018; CA Building Code; Stanislaus County General Plan and Support Documentation.¹

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 Hazardous Materials Division of the Stanislaus County Department of Environmental Resources (DER), and no comments have been received to date. The project was also referred to the Environmental Review Committee (ERC) who responded with no comments. The proposed use is not recognized as a generator and/or consumer of hazardous materials, therefore no significant impacts associated with hazards or hazardous materials are anticipated to occur as a result of the proposed project.

Pesticide exposure is a risk in areas located in the vicinity of agriculture. Sources of exposure include contaminated groundwater, which is consumed, and drift from spray applications. Application of sprays is strictly controlled by the Agricultural Commissioner and can only be accomplished after first obtaining permits. The project was referred to the Stanislaus County Agricultural Commissioner, and no comments have been received to date.

The project site is not listed on the EnviroStor database managed by the CA Department of Toxic Substances Control or within the vicinity of any airstrip. The groundwater is not known to be contaminated in this area. The Stanislaus River is adjacent to the northern property line. The site is located in a State Responsibility Area (SRA) for fire protection and is served by Oakdale Rural Fire Protection District. The project was referred to the District, and no comments have been received to date.

Impacts associated with hazards and hazardous materials are considered to be less than significant.

Mitigation: None.

References: Referral response from the Stanislaus County Environmental Review Committee dated May 27, 2021; Department of Toxic Substances Control's data management system (EnviroStar); Stanislaus County General Plan and Support Documentation.¹

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	
(iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or			X	
(iv) impede or redirect flood flows?			X	

d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?			X	
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X	

Discussion: The project site is improved with two sheds and is otherwise unimproved. No construction is proposed as part of this project; however, if approved one single-family dwelling, one accessory dwelling unit, and one junior accessory dwelling unit is permitted per legal parcel, which would be served by on-site well and septic systems.

The site currently has a well that is not in use and does not receive irrigation water from Oakdale Irrigation District (OID). A referral response was received from OID stating that only a portion of the project site is within the District boundary and the newly created parcels would need to complete OID's new connection process prior to the receipt of any irrigation water.

Areas subject to flooding have been identified in accordance with the Federal Emergency Management Act (FEMA). The majority of the project site is located in FEMA Flood Zone X, which includes areas determined to be outside the 0.2% annual chance floodplains. A small northeastern portion of the parcel adjacent to the Stanislaus River is in the floodway. Should any structures be built in the future, flood zone requirements will be addressed by the Building Permits Services Division during the building permit process.

Any future construction would require that all of a project's storm water be maintained on-site and, as such, a Grading and Drainage Plan, reviewed by Public Works, shall be submitted with any building permit for the project site that will create a larger or smaller building footprint. Additionally, any future construction will be reviewed under the Building Permit process and must be reviewed and approved by the Department of Environmental Resources (DER) and adhere to current Local Agency Management Program (LAMP) standards. LAMP standards include minimum setback from wells to prevent negative impacts to groundwater quality. No expansion to the existing septic systems, new septic systems or additional wells are proposed as a part of this project. However, any future proposals for new wells will be subject to review under the County's Well Permitting program, which will determine whether a new well will require environmental review.

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 (GSP), and achieving balanced groundwater levels within 20 years. Public and private water agencies and user groups within each of the four groundwater subbasins underlying the County work together as GSAs to implement SGMA. DER is a participating member in five GSAs. The site is located in the Stanislaus and Tuolumne Rivers Groundwater Basin Association (STRGBA) GSA which is a part of the Modesto Sub-basin. The Stanislaus and Tuolumne Rivers Groundwater Basin (STRGBA) GSA is composed of seven agencies within the Modesto Sub-basin who are collaboratively developing one GSP under the Stanislaus and Tuolumne Rivers Groundwater Basin Association GSA. SGMA requires the Modesto Sub-basin to adopt and begin implementation of a GSP by January 31, 2022.

Groundwater management in Stanislaus County is also regulated under the County Groundwater Ordinance, adopted in 2014. The Groundwater Ordinance is aligned with SGMA in its objective to prevent "undesirable results". To this end, the Groundwater Ordinance requires that applications for new wells that are not exempt from the Ordinance are accompanied by substantial evidence that operation of the new well will not result in unsustainable groundwater extraction. Further, for unincorporated areas covered in an adopted GSP pursuant to SGMA, the County can require holders of permits for wells it reasonably concludes are withdrawing groundwater unsustainably to provide substantial evidence that continued operation of such wells does not constitute unsustainable extraction and has the authority to regulate future groundwater extraction.

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 the DER for review. The DER evaluates these projects for compliance with the County Groundwater Ordinance and refers projects to the applicable GSAs for determination whether or not they are compliance with an approved GSP. If a new well is required in the future, the drilling of a new well would be regulated by the County's Groundwater Ordinance and thus require CEQA compliance.

A referral response was received from the Environmental Review Committee regarding the proposed project and no comments or concerns were identified regarding groundwater resources. The project was also referred to the Regional Water Quality Control Board (RWQCB) and no response has been received to date.

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

Mitigation: None.

References: Referral response from the Oakdale Irrigation District, dated May 28, 2021; referral response from the Department of Environmental Resources, dated May 28, 2021; referral response from the Environmental Review Committee, dated May 27, 2021; referral response from the Department of Public Works, dated May 18, 2021; Stanislaus and Tuolumne Rivers Groundwater Basin Association (STRGBA) GSA; Stanislaus County General Plan and Support Documentation.¹

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: This project is a request to subdivide a 15.26± acre parcel into two 5± acre parcels and one 5.26± acre parcel, in the A-2-40 (General Agriculture) zoning district. The proposed project will not physically divide a community or conflict any land use plan, policy, or regulation. Although no construction is proposed at this time, each parcel may be developed with one single-family dwelling, with a Staff Approval Permit, and subsequently one accessory dwelling unit and one junior accessory dwelling unit.

A variance to the zoning ordinance is included to allow the size of the parcels to go below the 40 acre minimum. In order to approve the applicant's request for a variance to the 40 acre minimum parcel size of the A-2-40 zoning district, Section 21.20.060(E), is necessary. In order for a variance to be granted, the following findings must be made:

1. That because of special circumstances applicable to the subject property including size, shape, topography, location, or surroundings, the strict application of this Chapter will deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification; and
2. That the granting of the application is necessary for the preservation and enjoyment of substantial property rights of the petitioner and will not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is situated; and
3. That the granting of such application will not, under the circumstances of the particular case, materially affect adversely the health or safety of persons residing or working in the neighborhood of the property of the applicant and will not, under the circumstances of this particular case, be materially detrimental to the public welfare or injurious to property or improvements in said neighborhood.

The project will require an exception to §20.52.170 of the Subdivision Ordinance to allow proposed Parcels 1 and 2 to take access from Lancaster Road by a 30-foot-wide access easement. §20.52.160 of the Subdivision Ordinance requires the depths of lots not exceed the road frontage by more than three times where the total frontage is less than three hundred feet, nor more than four times where the total frontage is three hundred feet or more. On non-rectangular lots, the director shall determine the depth of the lot for compliance with the width to depth ratio. As proposed Parcel 3 is non-rectangular, the director can determine if the lot is in compliance. In order for an exception to be granted the following findings must be made:

1. That there are special circumstances or conditions applying to the property being divided; and
2. That the exception is necessary for the preservation and enjoyment of a substantial property right of the owner; and

3. That the granting of the exception will not be detrimental to the public welfare, injurious to other property in the neighborhood of the subdivision, and that it will not constitute a special privilege not enjoyed by others under similar circumstances; and
4. The granting of the exception will not be in conflict with the purposes and objectives of the general plan or any element thereof or any specific plan.

Mitigation: None.

References: Stanislaus County Zoning and Subdivision Ordinance; Stanislaus County General Plan and Support Documentation.¹

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. The project is located within the Knights Ferry Quad of the California Natural Diversity Database and there are no known significant resources on the site. The site directly north of ARA (Aggregate Resource Area) 34, which is just south of Highway 108/120. This 79 acre area is categorized as significant only if it is included with ARA-30. Available data indicate that sand and gravel resources within this area most likely range in thickness between 6-12 feet.

Mitigation: None.

References: California Department of Conservation Special Report 173; Stanislaus County General Plan and Support Documentation.¹

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. While no construction is proposed, 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 itself is impacted by the noise generated from Highway 108/120. The General Plan predicts Highway 108/120 to have Ldn

of 70-74 by 2035, measured 75 feet from the roadway centerline. Any future construction of structures permitted in compliance with the A-2 Zoning Ordinance should not result in a permanent increase the area's ambient noise level.

The site is not located within an airport land use plan.

Mitigation: None.

References: Stanislaus County General Plan and Support Documentation.¹

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: The site is not included in the vacant sites inventory for the 2016 Stanislaus County Housing Element, which covers the 5th cycle Regional Housing Needs Allocation (RHNA) for the county and will therefore not impact the County's ability to meet their RHNA. This project will not substantially induce population growth, nor will it displace existing housing or people. No construction is proposed as a part of this project; however, approval of this request will allow for the construction of one single-family dwelling per parcel with a Staff Approval permit, and subsequently one accessory dwelling unit and one junior accessory dwelling unit on each proposed parcel, for a total of six additional residences and three junior accessory dwelling units. The approval of this project may set a precedence for similar undersized parcels to request further division. These projects would have to be reviewed individually to determine if the appropriate findings can be made.

Mitigation: None.

References: Stanislaus County Zoning Ordinance; Stanislaus County General Plan and Support Documentation.¹

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

Discussion: 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. In addition, first year costs of the Sheriff's Department have been standardized based on studies conducted by the Sheriff's Department. The project site is improved with two sheds and is otherwise unimproved. No construction is proposed as part of this project; however, if approved one single-family dwelling, one accessory dwelling unit, and one junior accessory dwelling unit is permitted per legal parcel, which would be served by

on-site well and septic systems. Should any construction occur on the property in the future, all adopted public facility fees will be required to be paid at the time of building permit issuance.

The project site does not currently receive irrigation water from Oakdale Irrigation District (OID). A referral response was received from OID stating that only a portion of the project site is within the District boundary and the newly created parcels would need to complete OID's new connection process prior to the receipt of water. The project site is improved with a well and two sheds and is otherwise unimproved. The project was referred to the Environmental Review Committee who responded with no comments. The project was also referred to the Oakdale Union School District and the Oakdale Rural Fire Protection District, both of which serve the project site, and no responses have been received to date.

Mitigation: None.

References: Referral response from the Oakdale Irrigation District, dated May 28, 2021; referral response from the Stanislaus County Environmental Review Committee dated May 27, 2021; Stanislaus County General Plan and Support Documentation.¹

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: Approval of this request will allow for the construction of one single-family dwelling per parcel with a Staff Approval permit, and subsequently one accessory dwelling unit and one junior accessory dwelling unit on each parcel, for a total of six additional residences and three junior accessory dwelling units. However, demands for recreational facilities are anticipated to be less than significant. In-lieu park fees are not required for parcel maps in the Agricultural zoning district.

Mitigation: None.

References: Stanislaus County Zoning Ordinance; Stanislaus County General Plan and Support Documentation.¹

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: Approval of this request will allow for the construction of one single-family dwelling per parcel with a Staff Approval permit, and subsequently one accessory dwelling unit and one junior accessory dwelling unit on each parcel, for a total of six additional residences and three junior accessory dwelling units. According to the Federal Highway Administration, the average daily vehicle trip per household is 9.6. While vehicle trips for accessory dwelling units and junior accessory dwelling units would be lower, if you used the higher average of 9.6 daily trips, the project has the potential to generate up to 86.4 additional trips per day as a result of project approval (3 proposed parcels, 3 potential single-family

dwelling, 3 potential accessory dwelling units, and 3 potential junior accessory dwelling units $\times 9.6 = 86.4$). 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 may be assumed to cause a less-than significant transportation impact. As stated previously, the project has the potential to generate an additional 86.4 trips per day. As this is below the District's threshold of significance, no significant impacts to air quality are anticipated.

The project was referred to Stanislaus County's Department of Public Works, who responded with conditions of approval requiring a 30-foot-wide non-exclusive access easement recorded on Parcel 3 for the benefit of Parcels 1 and 2, and a road maintenance agreement be recorded or a Homeowner's Association be formed. This project was referred to the California Department of Transportation (Caltrans) and no response has been received to date.

Mitigation: None.

References: Referral response from the Department of Public Works, dated May 18, 2021; Governor's Office of Planning and Research Technical Advisory, December 2018; Stanislaus County General Plan and Support Documentation.¹

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 that this project will result in significant impacts to any archaeological or cultural resources. The project site is already improved with multiple buildings. 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. No construction is proposed as part of this project; however, if approved one single-family dwelling, one accessory dwelling unit, and one junior accessory dwelling unit is permitted per legal parcel. A condition of approval will be incorporated into the project which requires should any resources be found during future construction, construction activities would halt until a qualified survey takes place and the appropriate authorities are notified.

Mitigation: None.

References: Stanislaus County General Plan and Support Documentation.¹

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. While no construction is proposed, future residential development would require individual domestic wells and septic systems, which would be subject to any regulatory requirements during the building permitting phase. Comments from the Department of Environmental Resources (DER) were received stating that when developed, Parcels 1, 2 and 3 shall be subject to Measure X requirements. The on-site wastewater treatment system (OWTS) for any proposed new building, shall be by individual Primary and Secondary wastewater treatment units, operated under conditions and guidelines established by Measure X. All Local Agency Management Program (LAMP) standards shall be met. These comments will be applied as a condition of approval. 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.

The project site does not currently receive irrigation water from Oakdale Irrigation District (OID). A referral response was received from OID stating that only a portion of the project site is within the District boundary and the newly created parcels would need to complete OID's new connection process prior to the receipt of water.

The project is not anticipated to have a significant impact to utilities and service systems.

Mitigation: None.

References: Referral response from the Department of Environmental Resources (DER), dated May 28, 2021; referral response from the Oakdale Irrigation District, dated May 28, 2021; Stanislaus County General Plan and Support Documentation.¹

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 identifies risks posed by disasters and identifies ways to minimize damage from those disasters. The terrain of the site is relatively flat. Proposed Parcel 3 will have access to a County-maintained road and Proposed Parcels 1 and 2 will have access to a County-maintained road via a 30-foot-wide-easement, for which a road maintenance agreement will be recorded or a Homeowner's Association formed, which will be applied as a condition of approval required by Public Works. The site is located in a State Responsibility Area (SRA) for fire protection and is served by Oakdale Rural Fire Protection District. The project was referred to the District, and no comments have been received to date. California Building and Fire Code establishes minimum standards for the protection of life and property by increasing the ability of a building to resist intrusion of flame and burning embers. Any future construction will be reviewed by the County's Building Permits Services Division and Fire Prevention Bureau to ensure all State of California Building and Fire Code requirements are met prior to construction. Wildfire risk and risks associated with postfire land changes are considered to be less-than significant.

Mitigation: None.

References: Referral response from the Department of Public Works, dated May 18, 2021; California Fire Code Title 24, Part 9; California Building Code Title 24, Part 2, Chapter 7; Stanislaus County Local Hazard Mitigation Plan; Stanislaus County General Plan and Support Documentation.¹

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: The 15.26± acre project site is designated Agriculture by the Stanislaus County General Plan land use diagrams and zoned A-2-40 (General Agriculture). The project site is bordered by the Stanislaus River to the north and Highway 108/120 to the south. Ranchettes with single family dwellings are located directly to the west and to the north across the Stanislaus River. The adjacent parcel to the east and the parcel to the south across Highway 108/120 are planted in orchard. The parcels to the north across the Stanislaus River have a zoning designation of A-2-5, which would allow for the creation of new parcels of five acres or more in size. The parcels directly to the west already have a residential zoning designation of R-A (Rural Residential). Any development of the surrounding area to the east and south would be

subject to the permitted uses of the A-2 Zoning District or would require additional land use entitlements and environmental review; a General Plan Amendment and/or Rezone is required for any non-agricultural related development; the creation of parcels under 40 acres would require a variance; residential proposals would be subject to Measure E, which requires that residential development be approved by a majority of the voting public. Review of this project has not indicated any features which might significantly impact the environmental quality of the site and/or the surrounding area.

Mitigation: None.

References: Initial Study; Stanislaus County General Plan and Support Documentation.¹






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

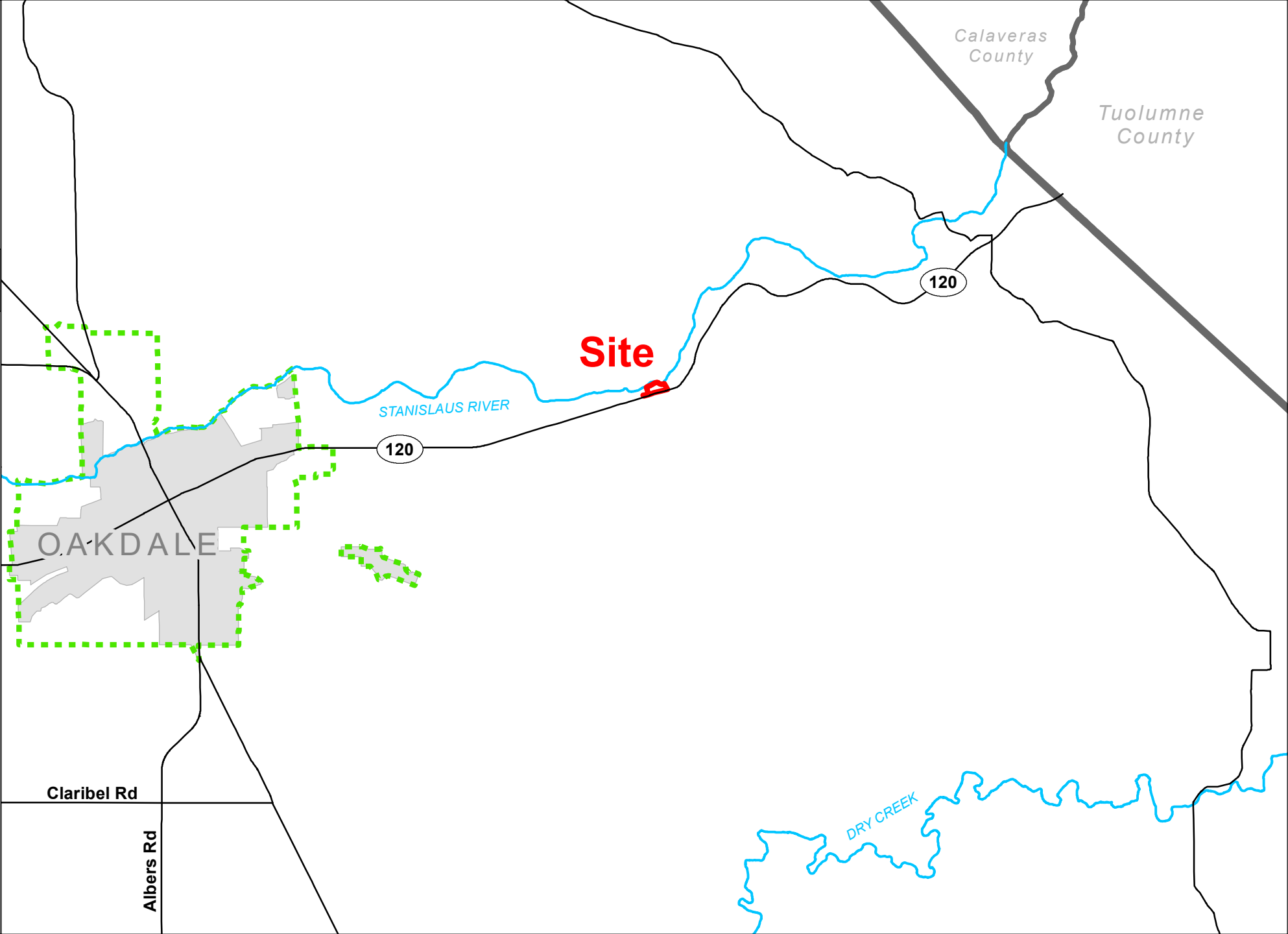
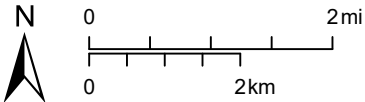
**PHILLIPS
LANCASTER ROAD**

**PM, VAR, EXC
PLN2020-0080**

AREA MAP

LEGEND

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



PHILLIPS
LANCASTER ROAD

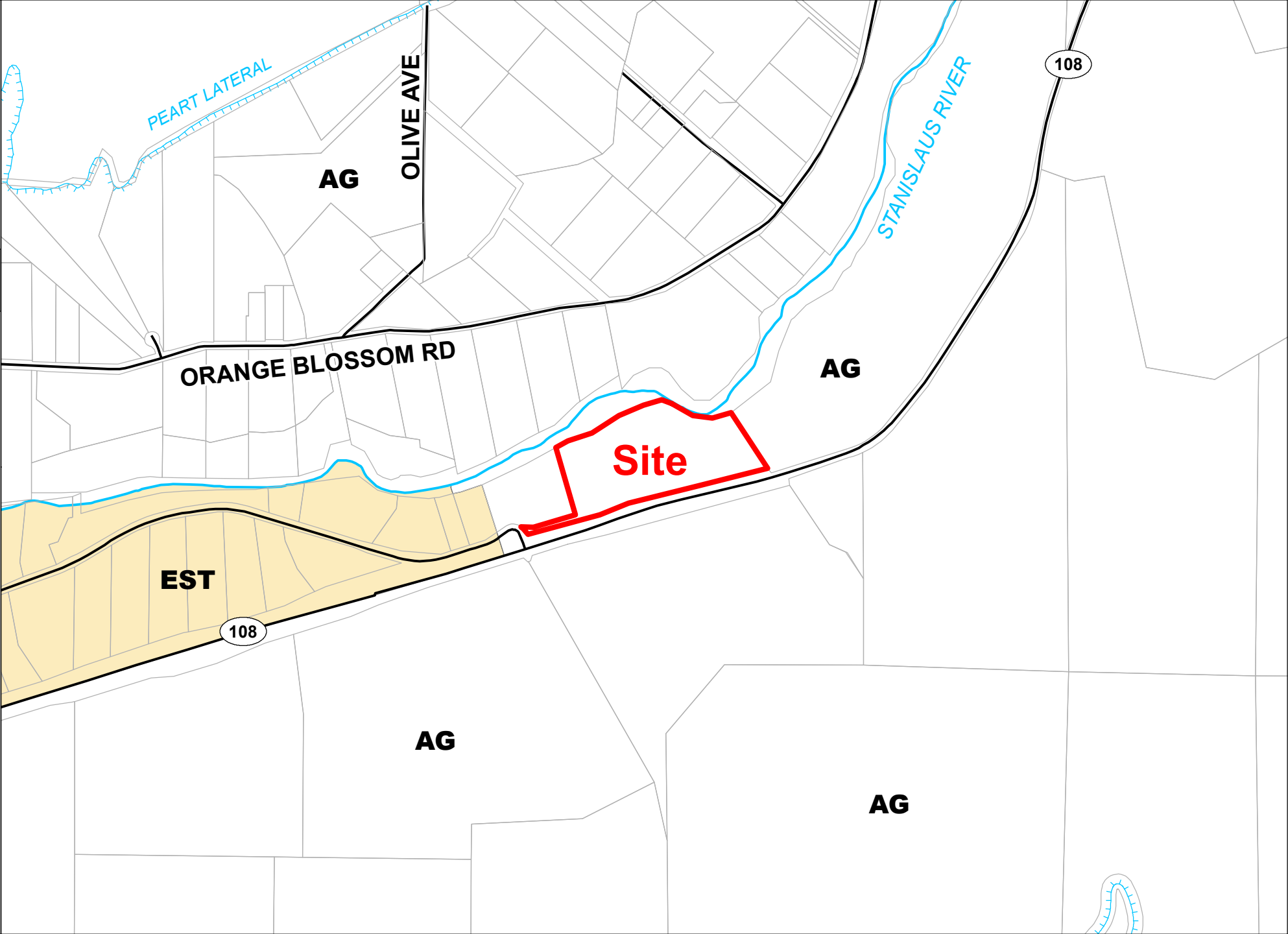
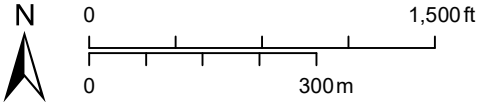
PM, VAR, EXC
PLN2020-0080

GENERAL PLAN MAP

LEGEND

- Project Site
- Parcel
- River
- Road
- Canal

- General Plan
- Agriculture
- Estate Residential



PHILLIPS
LANCASTER ROAD
PM, VAR, EXC
PLN2020-0080

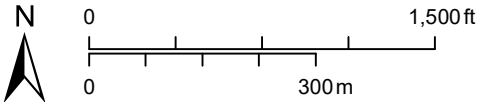
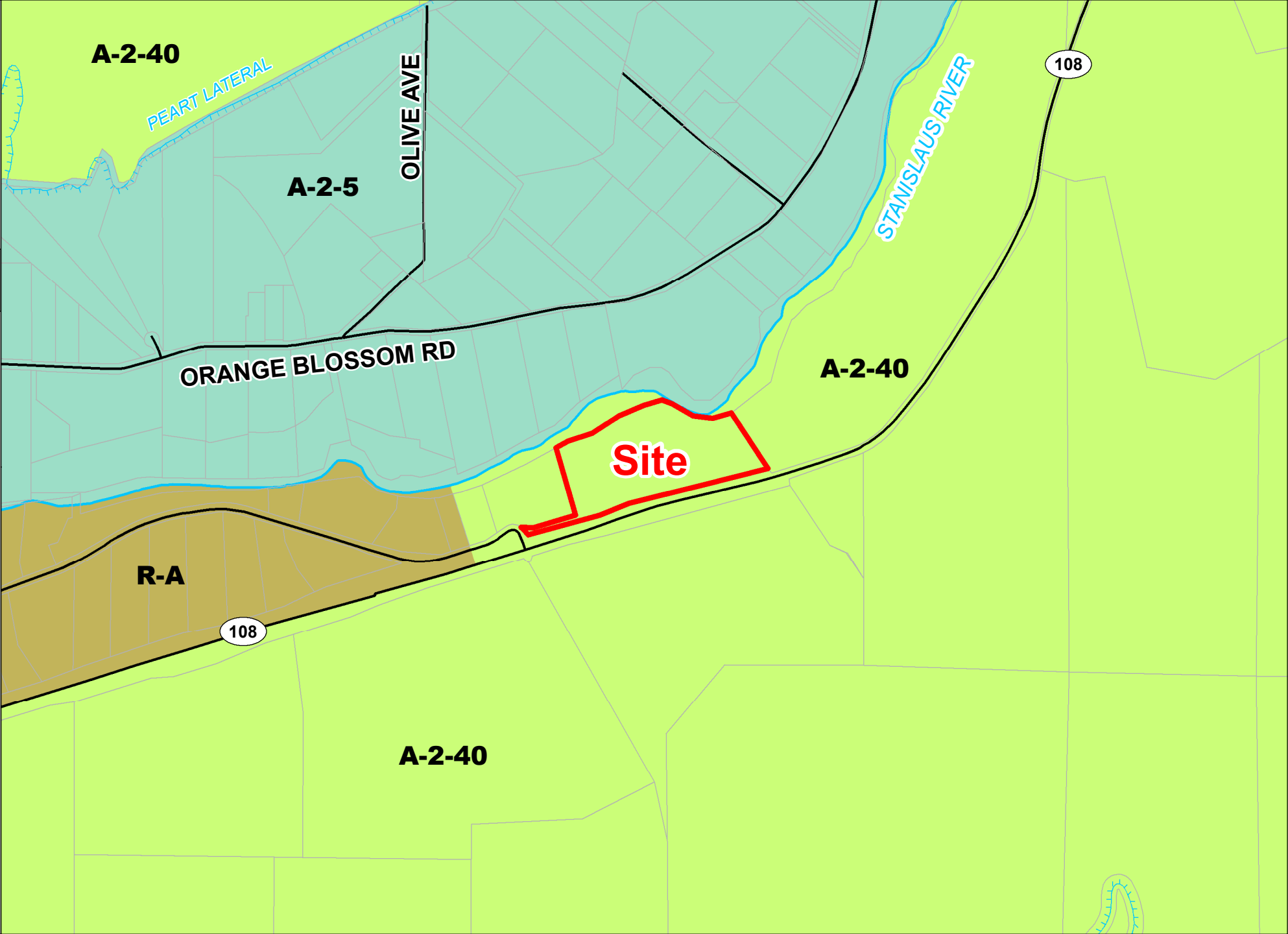
ZONING MAP

LEGEND

- Project Site
- Parcel
- River
- Road
- Canal

Zoning Designation

- General AG 5 Acre
- General Agriculture 40 Acre
- Rural Residential

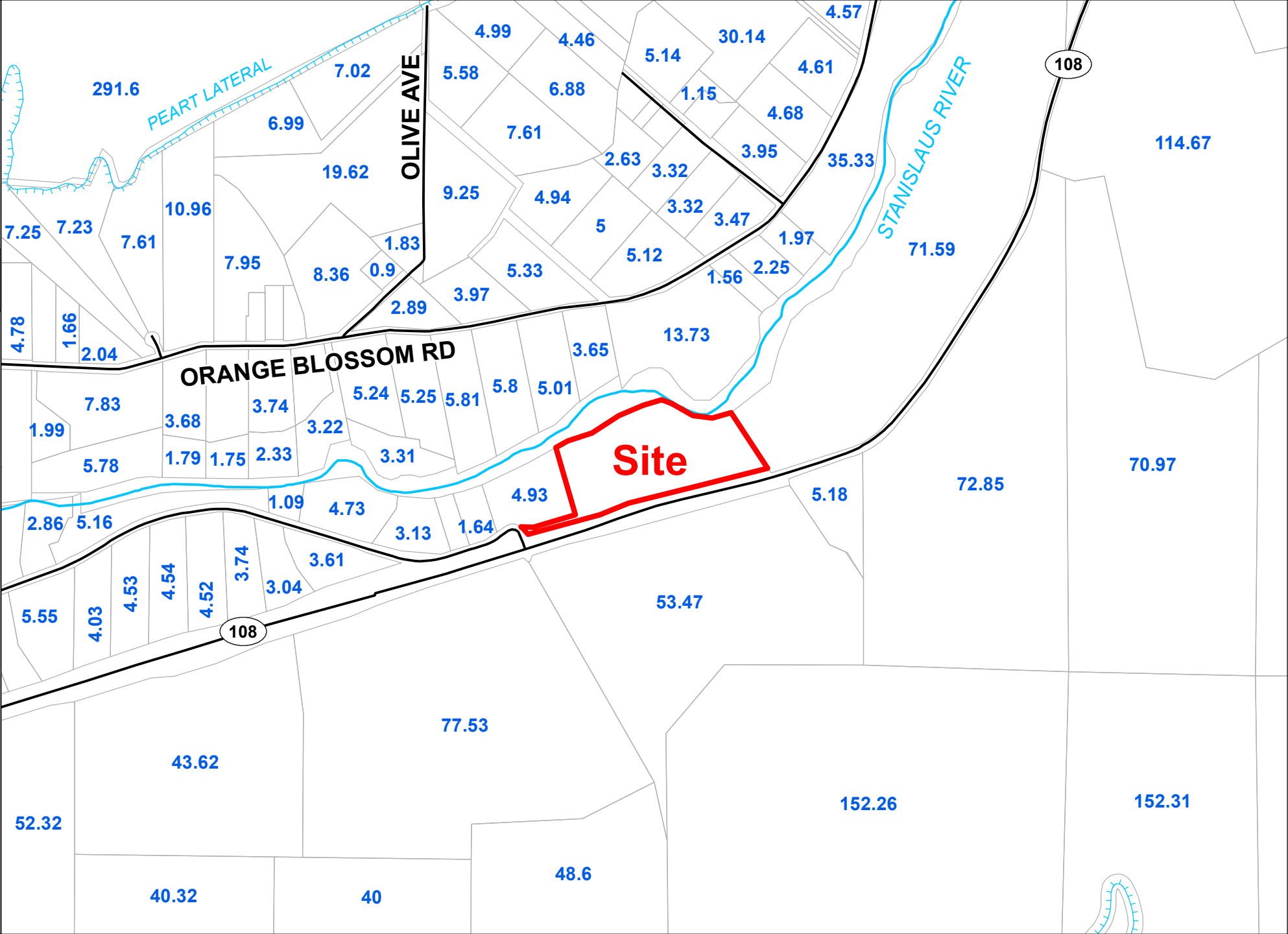
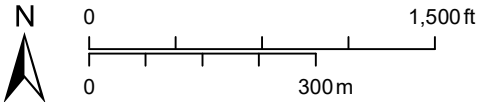


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LANCASTER ROAD
PM, VAR, EXC
PLN2020-0080

ACREAGE MAP

LEGEND





-  Project Site
-  Parcel/Acres
-  Road
-  River
-  Canal

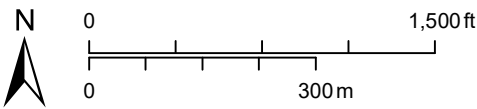


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LANCASTER ROAD

PM, VAR, EXC
PLN2020-0080

2021 AERIAL AREA MAP

- LEGEND
-  Project Site
 -  Road
 -  River
 -  Canal






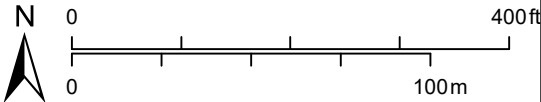
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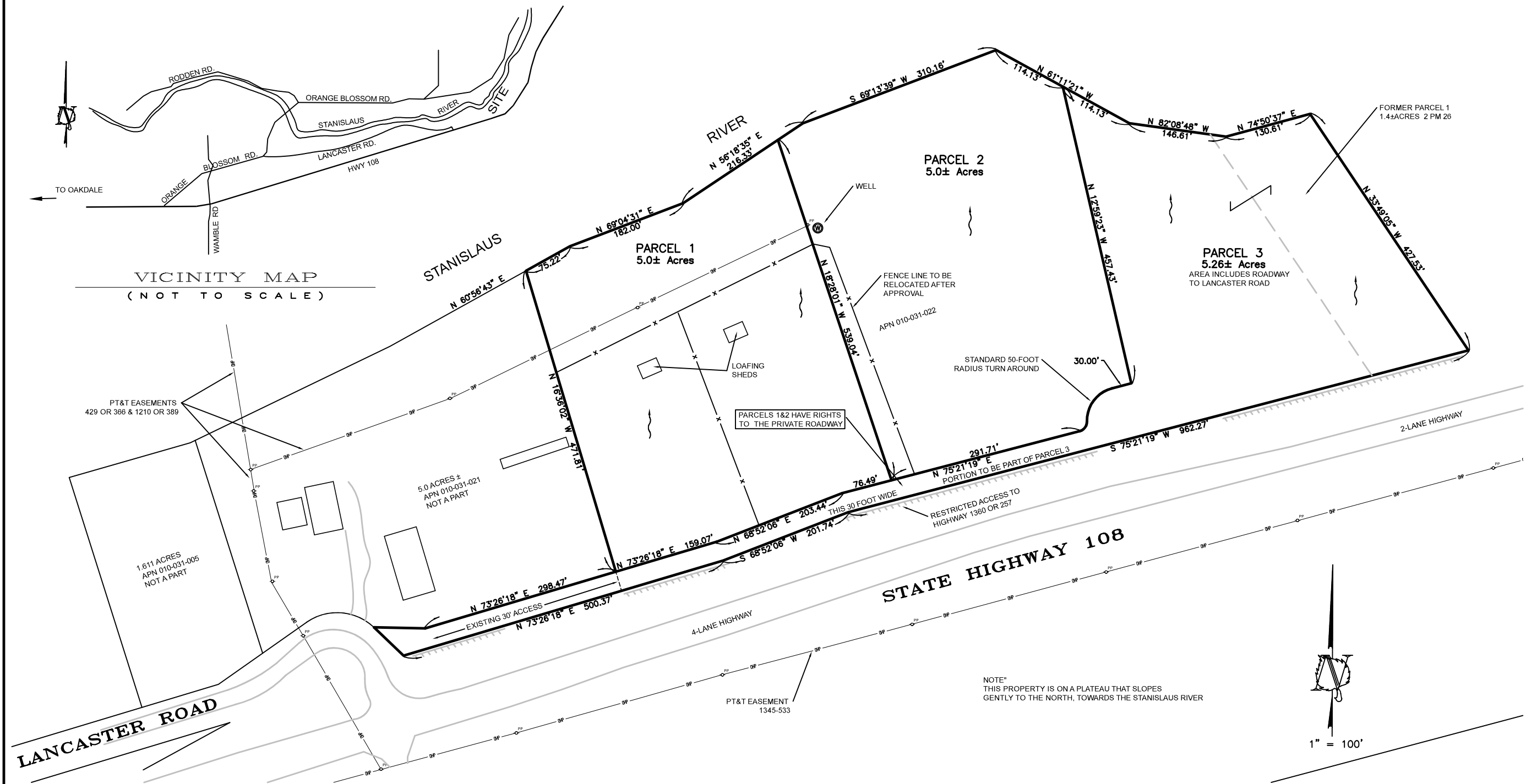
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PLN2020-0080

2021 AERIAL SITE MAP

LEGEND

-  Project Site
-  Road
-  River





LEGEND :

- PP OVERHEAD UTILITY POLE WITH LINES
- EXISTING STRUCTURE
- ⊙ EXISTING IRRIGATION WELL
CURRENTLY NOT IN USE
- PROPOSED PARCEL BOUNDARY
- ~ DIRECTION OF NATURAL
DRAINAGE FLOW



CURRENT ZONING: A-2-40

WATER TABLE DEPTH: BELOW 64 FEET

FLOOD INFORMATION:

THE PROJECT IS IN ZONE "X" AND IS NOT IN A
100 YEAR FLOOD ZONE PER FIRM PANEL
06099C0195E SEPTEMBER 26, 2008

UTILITIES AND FACILITIES:

WATER -	PRIVATE WELL (irrigation)
SEWAGE DISPOSAL -	NONE
STORM DRAINAGE -	NATURAL DRAINAGE (NO CHANGE)
ELECTRICITY -	P G & E
GAS -	P G & E
TELEPHONE -	A.T.T. OR OTHER WIRELESS
IRRIGATION -	OAKDALE IRRIGATION DISTRICT

SOIL: HANFORD SANDY LOAM

SLOPE: 0 TO 2% SLOPE

NOTES :

OWNER:

Thomas R. Phillips & Linda S. Phillips
Trustees of the Phillips Family 2006 Trust
7761 Rodden Road
Oakdale Ca. 95361
Ph: (209) 845-1815

PROJECT DESCRIPTION:

TO DIVIDE THE EXISTING LAND INTO THREE INDEPENDANT
PARCELS FOR LONG TERM ESTATE PLANNING. THE PARCELS
HAVE ACCESS TO LANCASTER ROAD

PROJECT SIZE: 15.26 ACRES ±

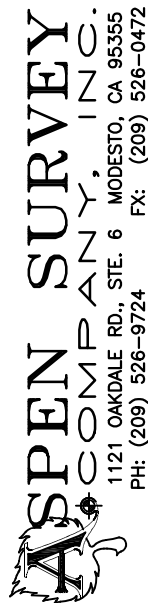
ASSESSOR'S PARCEL: 010-031-022

PROJECT ADDRESS: 0 Lancaster Road, Oakdale, Ca. 95361

**TENTATIVE PARCEL MAP
FOR**

THYE PHILLIPS FAMILY 2006 TRUST

BEING A DIVISION OF A PORTION OF PARCEL B OF 18 PM 58 AND PARCEL 1 2 PM 26
LYING IN SECTION 2, TOWNSHIP 2 SOUTH, RANGE 11 EAST, MOUNT DIABLO MERIDIAN
STANISLAUS COUNTY-CALIFORNIA



DATE April 8, 2021

SCALE 1" = 100'

DRAWN DLH

JOB 20-042

SHEET

1

OF 1 SHEETS