



Referral Early Consultation

Date: March 31, 2023

To: Distribution List (See Attachment A)

From: Emily Basnight, Assistant Planner
Planning and Community Development

Subject: PARCEL MAP APPLICATION NO. PLN2022-0118 – SIMON & ALSTATT

Respond By: April 17, 2023

******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: Lindsey Rae Simon and Joie Tina Alstatt

Project Location: 4736 Carlson Way, between Finney Road and Salida Boulevard, in the Community of Salida.

APN: 135-040-012

Williamson Act Contract: N/A

General Plan: Low Density Residential (LDR)

Community Plan: Low Density Residential (LDR)

Current Zoning: Single-Family Residential (R-1)

Project Description: Request to subdivide a 14,661± square-foot parcel into two parcels, 5,073± and 9,588± square feet in size, in the Single-Family Residential (R-1) zoning district. If approved, Proposed Parcel 1 would be improved with an existing 513± square-foot dwelling and Proposed Parcel 2 would be improved with an existing 660± square-foot dwelling and shed. Additionally, each parcel may have an accessory dwelling unit (ADU) and a junior accessory dwelling unit (JADU) in addition to the existing single-family dwellings. Both dwellings receive public sewer services from Salida Sanitary and public water from the City of Modesto. The request will require an exception to the Subdivision Ordinance to allow Parcel 1 to access Carlson Way from an existing driveway via a 20-foot-wide access easement on Parcel 2, as well as an exception to the design standard for the width-to-depth ratio for Parcel 2 as the proposed depth of the parcel exceeds the road frontage

width by more than three times the amount. If approved, Parcel 2 will front and have direct access via the existing driveway to County-maintained Carlson Way.

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 APPLICATION NO. PLN2022-0118 – SIMON & ALSTATT

Attachment A

Distribution List

	CA DEPT OF CONSERVATION Land Resources		STAN CO ALUC
X	CA DEPT OF FISH & WILDLIFE		STAN CO ANIMAL SERVICES
	CA DEPT OF FORESTRY (CAL FIRE)	X	STAN CO BUILDING PERMITS DIVISION
X	CA DEPT OF TRANSPORTATION DIST 10	X	STAN CO CEO
X	CA OPR STATE CLEARINGHOUSE		STAN CO CSA
X	CA RWQCB CENTRAL VALLEY REGION	X	STAN CO DER
	CA STATE LANDS COMMISSION	X	STAN CO ERC
	CEMETERY DISTRICT		STAN CO FARM BUREAU
	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO HAZARDOUS MATERIALS
	CITY OF:	X	STAN CO PARKS & RECREATION
X	COMMUNITY SERVICES DIST: SALIDA SANITARY	X	STAN CO PUBLIC WORKS
X	COOPERATIVE EXTENSION		STAN CO RISK MANAGEMENT
	COUNTY OF:	X	STAN CO SHERIFF
	COUNTY SERVICE AREA FOUR:	X	STAN CO SUPERVISOR DIST THREE: WITHROW
X	DISPOSAL DIST: BERTOLOTTI MANDATORY AREA 1	X	STAN COUNTY COUNSEL
X	FIRE PROTECTION DIST: SALIDA		StanCOG
	GSA:	X	STANISLAUS FIRE PREVENTION BUREAU
	HOSPITAL DIST:	X	STANISLAUS LAFCO
X	IRRIGATION DIST: MODESTO		STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10
X	MOSQUITO DIST: EASTSIDE		SURROUNDING LAND OWNERS
X	MOUNTAIN VALLEY EMERGENCY MEDICAL SERVICES	X	TELEPHONE COMPANY: AT&T
X	MUNICIPAL ADVISORY COUNCIL: SALIDA		TRIBAL CONTACTS (CA Government Code §65352.3)
X	PACIFIC GAS & ELECTRIC		US ARMY CORPS OF ENGINEERS
	POSTMASTER:	X	US FISH & WILDLIFE
X	RAILROAD: UNION PACIFIC		US MILITARY (SB 1462) (7 agencies)
X	SAN JOAQUIN VALLEY APCD		USDA NRCS
X	SCHOOL DIST 1: SALIDA UNION	X	WATER DIST: CITY OF MODESTO
X	SCHOOL DIST 2: MODESTO UNION		
	WORKFORCE DEVELOPMENT		

STANISLAUS COUNTY CEQA REFERRAL RESPONSE FORM

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

FROM: _____

SUBJECT: PARCEL MAP APPLICATION NO. PLN2022-0118 – SIMON & ALSTATT

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

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

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

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

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

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

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

Response prepared by:






Name	Title	Date
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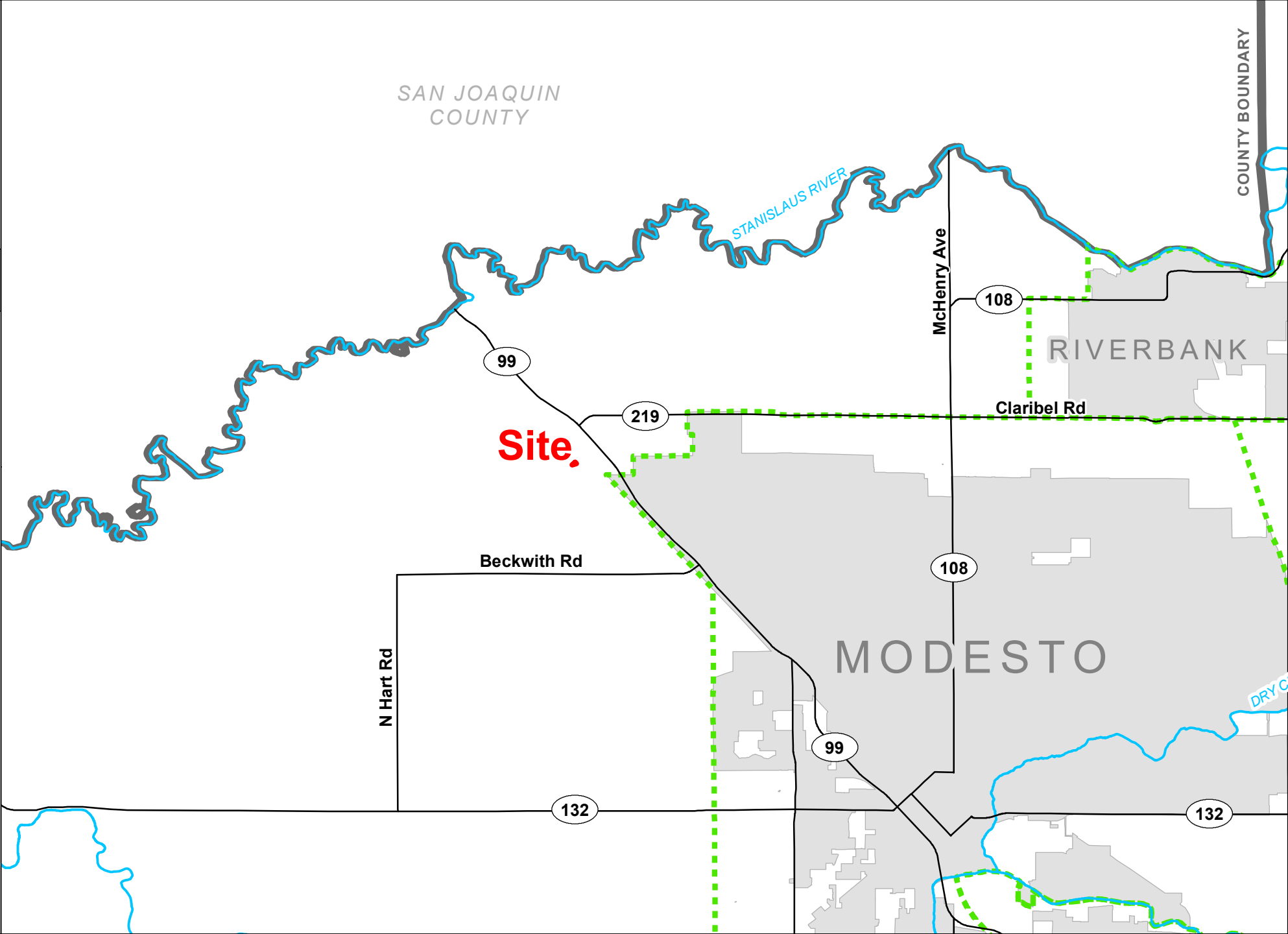
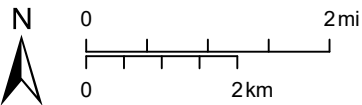
SIMON & ALSTATT

PM
PLN2022-0118

AREA MAP

LEGEND

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







SIMON & ALSTATT




PM
PLN2022-0118

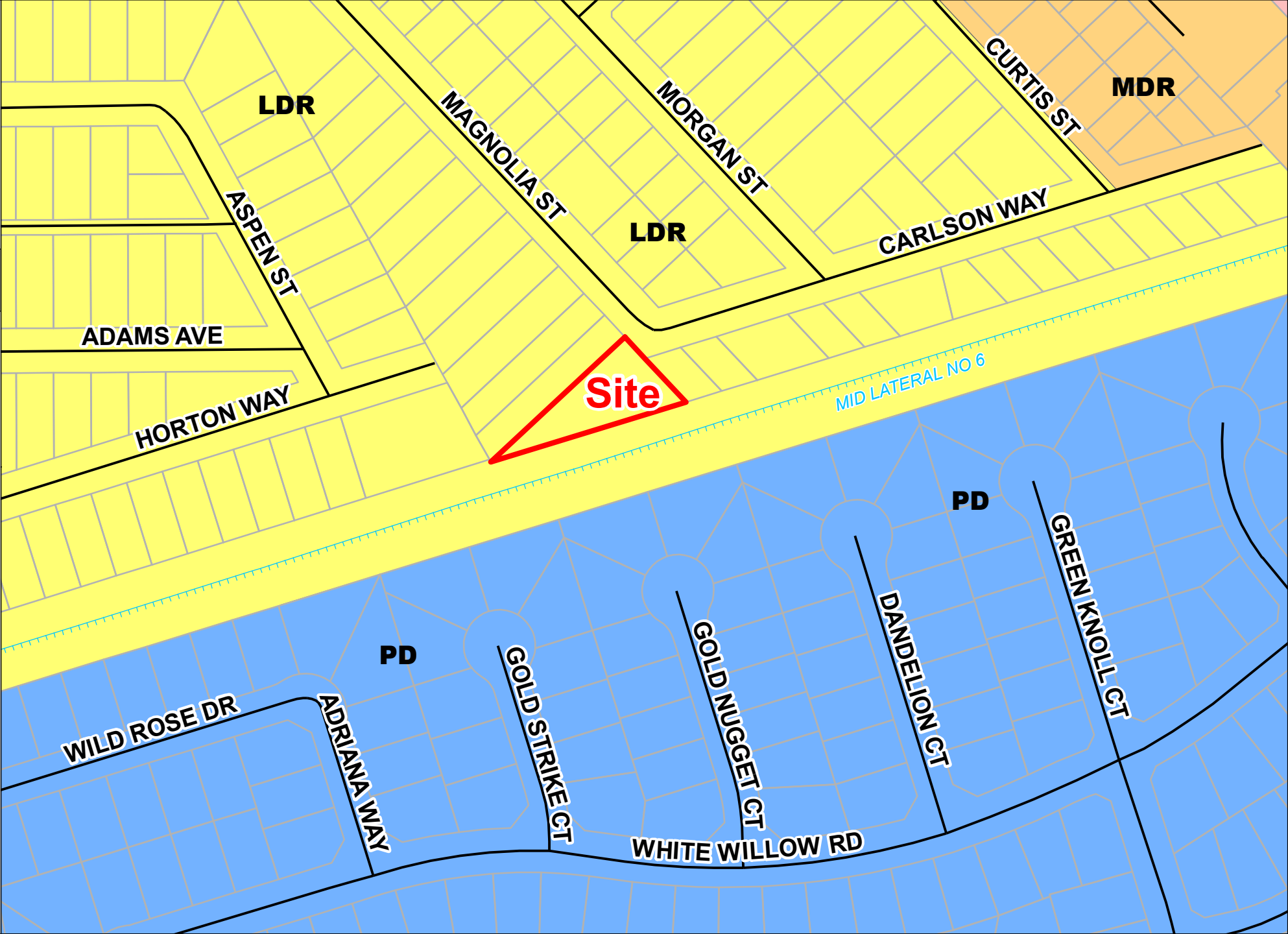
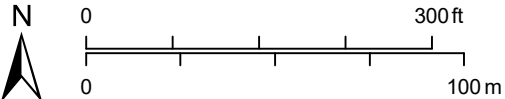
GENERAL PLAN MAP

LEGEND

-  Project Site
-  Parcel
-  Road
-  Canal

General Plan

-  Planned Development
-  Low Density Residential
-  Medium Density Residential






SIMON & ALSTATT

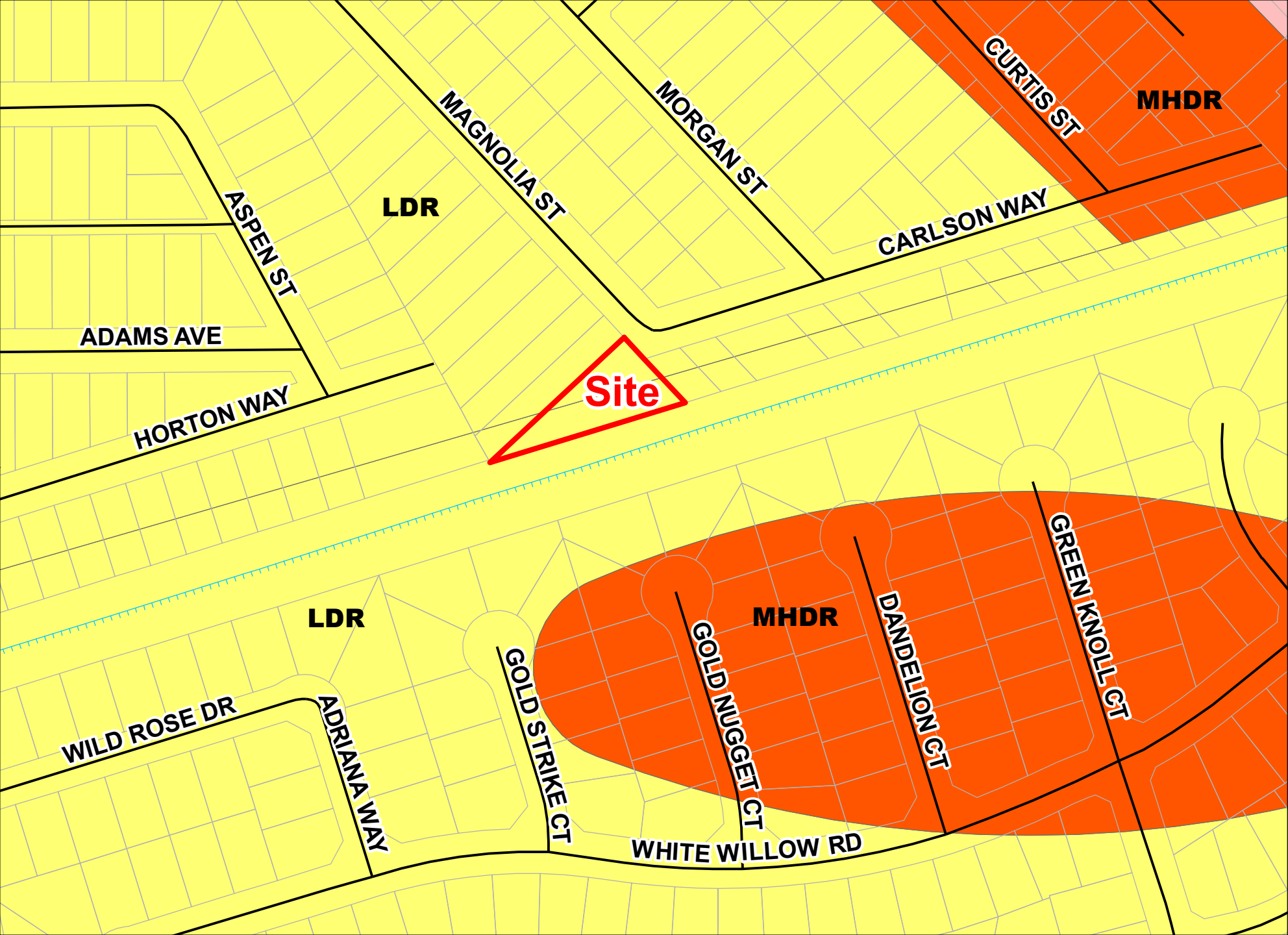
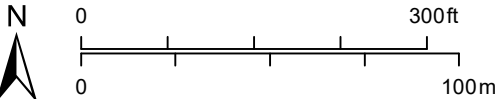
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PLN2022-0118

COMMUNITY PLAN MAP

Community Plan
Land Use Designations

-  Residential
-  Residential - Medium-High
-  Road




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PLN2022-0118

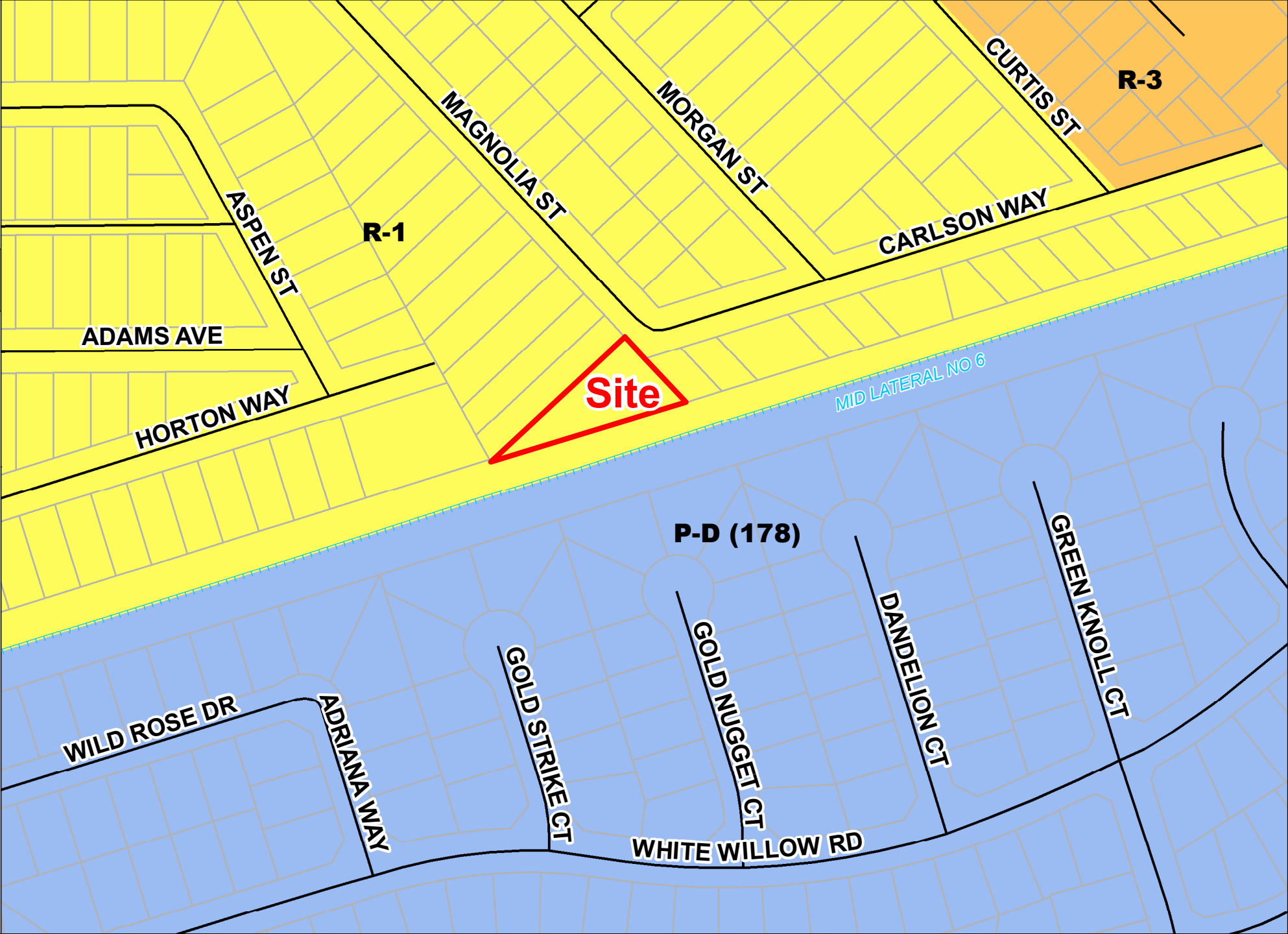
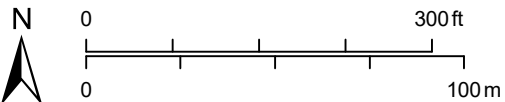
ZONING MAP

LEGEND

-  Project Site
-  Parcel
-  Road
-  Canal

Zoning Designation

-  Single Family Residential
-  Multiple Family
-  Planned Development






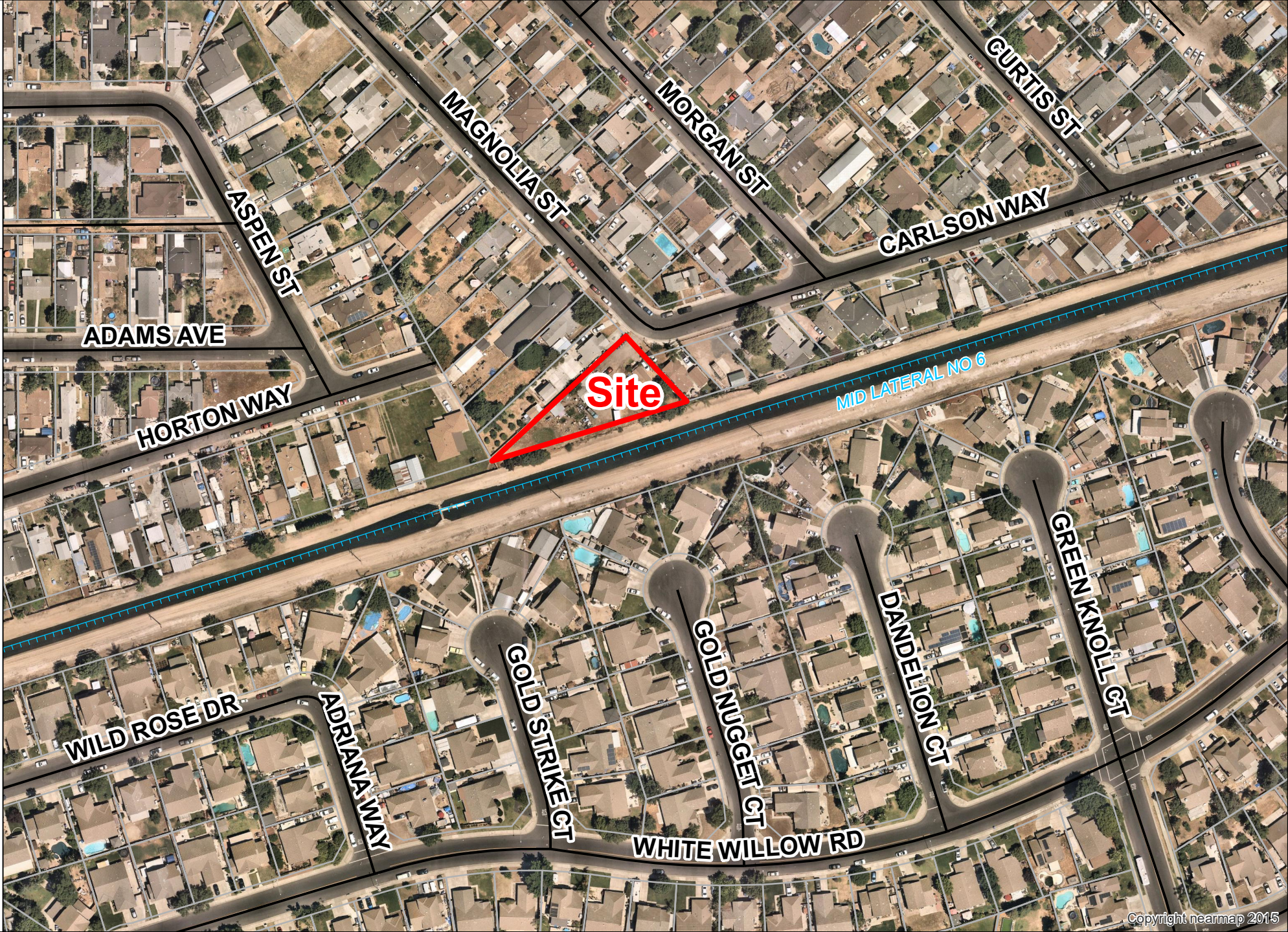
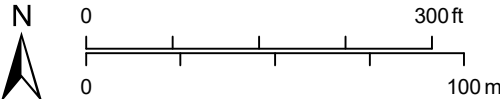
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PLN2022-0118

2022 AERIAL AREA MAP

LEGEND

-  Project Site
-  Road
-  Canal






SIMON & ALSTATT

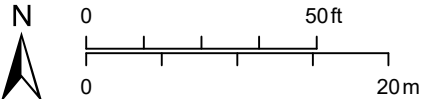
PM

PLN2022-0118

2022 AERIAL SITE MAP

LEGEND

-  Project Site
-  Road
-  Canal



SIMON & ALSTATT

PM

PLN2022-0118

ACREAGE MAP

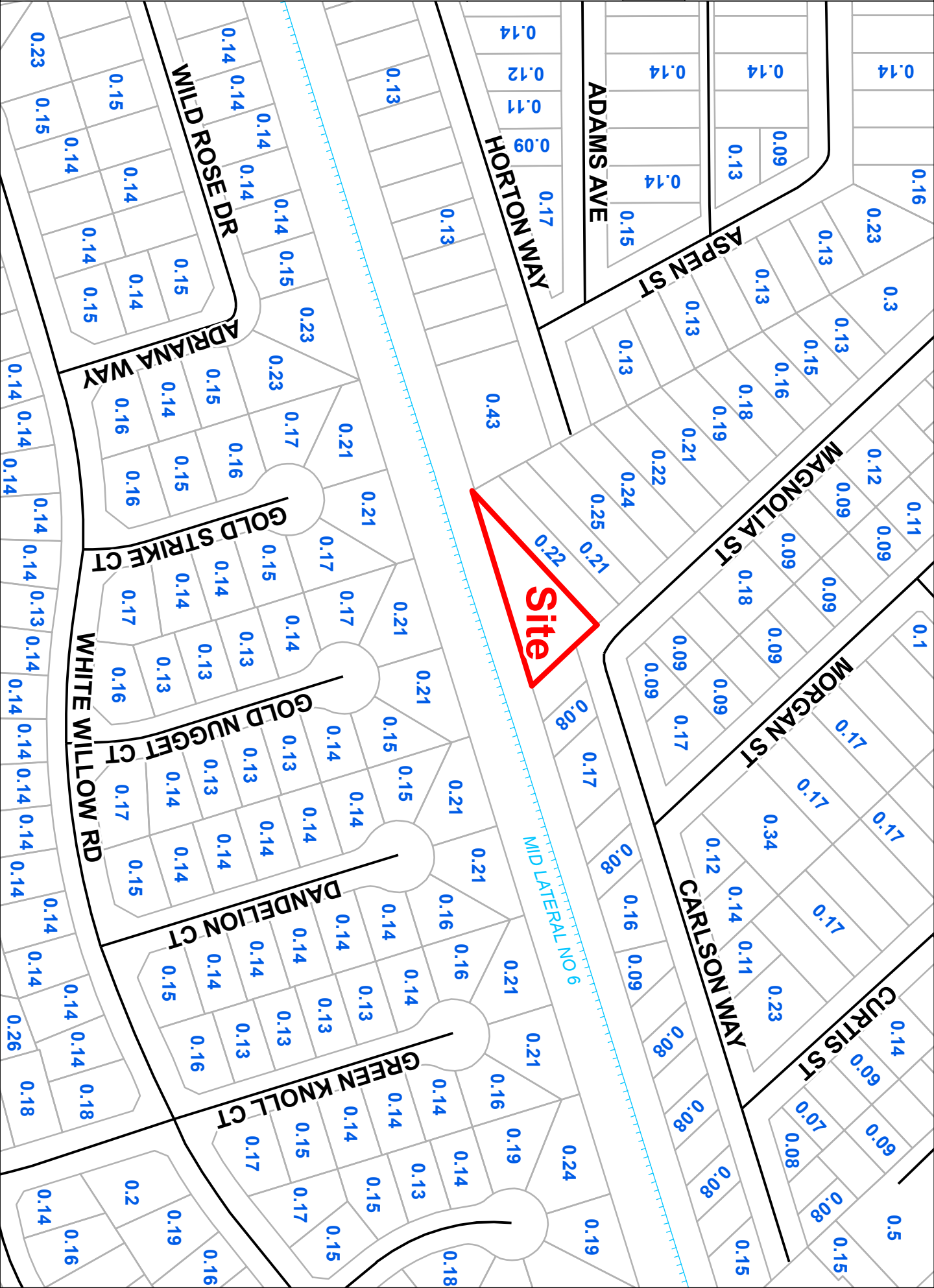
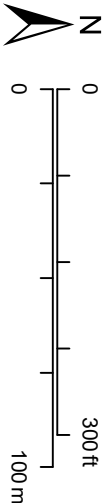
LEGEND

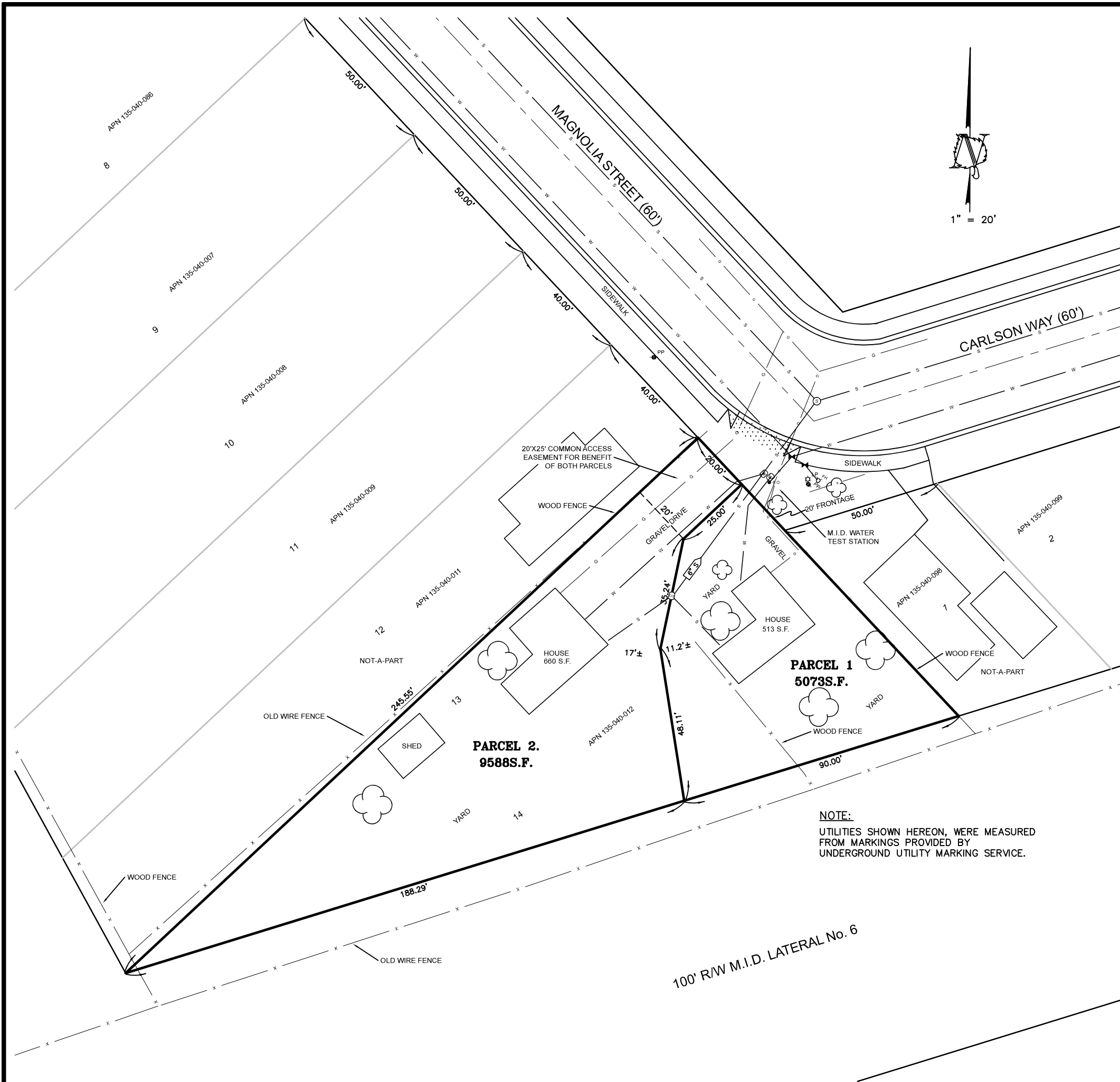
 Project Site

 Parcel/Acres

 Road

 Canal





- LEGEND :**
- PP OVERHEAD UTILITY POLE WITH LINES
 - EXISTING STRUCTURE
 - ▭ PROPOSED PARCEL BOUNDARY
 - ✕ EXISTING WATER VALVE
 - FH EXISTING FIRE HYDRANT
 - B.O. EXISTING WATER TEST BLOWOFF (M.I.D.)
 - S EXISTING SEWER MAN HOLE
 - LP EXISTING STREET LIGHT
 - W — EXISTING CITY WATER SUPPLY
 - S — EXISTING CITY SEWER MAIN
 - G — EXISTING P,G.& E. GAS SERVICE
 - ▨ STANDARD DRIVEWAY

GENERAL PLAN: LDR
CURRENT ZONING: LOW DENSITY RESIDENTIAL
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 06099C0305E SEPTEMBER 26, 2008
UTILITIES AND FACILITIES:
WATER — CITY OF MODESTO
SEWAGE DISPOSAL — SALIDA COMMUNITY SERVICE DISTRICT
STORM DRAINAGE — NATURAL DRAINAGE (NO CHANGE)
ELECTRICITY — MODESTO IRRIGATION DISTRICT
GAS — P G & E
TELEPHONE — A.T.&T. OR OTHER WIRELESS
IRRIGATION — MODESTO IRRIGATION DISTRICT

SOIL: RIPPERDAN SANDY LOAM
SLOPE: LAND IS FLAT

NOTES :
OWNER:
Lindsay Rae Simon and Joie Tina Altstatt
4643 Broadway Avenue, Salida, Ca. 95368

REDUCED COPY
PROJECT DESCRIPTION:
TO DIVIDE THE EXISTING LAND INTO TWO PARCELS FOR RESIDENTIAL PURPOSES.
PROJECT SIZE: 14661 SQUARE FEET (more or less)
ASSESSOR'S PARCEL: 135-040-012
PROJECT ADDRESS: 4736 Carlson Way, Salida, Ca. 95368



TENTATIVE PARCEL MAP FOR L. SIMON AND J. ALTSTATT
BEING A DIVISION OF A PORTION OF LOTS 13 AND 14 IN BLOCK D OF THE UNION ADDITION TO THE TOWN OF SALIDA ACCORDING TO THE MAP FILED IN VOLUME 11 OF MAPS, PAGE 50, LYING IN SECTION 3, TOWNSHIP 3 SOUTH, RANGE 8 EAST, MOUNT DIABLO MERIDIAN
STANISLAUS COUNTY-CALIFORNIA

ASPEN SURVEY COMPANY, INC.
1121 OAKDALE RD., STE. 6 MODESTO, CA 95365
PH: (209) 526-9724 FX: (209) 526-0472

DATE August 2, 2022
SCALE 1" = 20'
DRAWN DLH
JOB 22-015
SHEET 1 OF 1 SHEETS



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

1010 10TH Street, Suite 3400, Modesto, CA 95354

Planning Phone: (209) 525-6330 Fax: (209) 525-5911

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Form Available Online: <http://www.stancounty.com/planning/applications.shtm>

APPLICATION QUESTIONNAIRE

Please Check all applicable boxes

APPLICATION FOR:

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

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

PLANNING STAFF USE ONLY:

Application No(s): _____

Date: 9-28-22

S _____ T _____ R _____

GP Designation: Res. - Low Density

Zoning: R-1

Fee: \$4589 + \$60

Receipt No. _____

Received By: AA (9-28-2022)

Notes: _____

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

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

PROJECT INFORMATION

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

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

The Parcel APN 135-040-012 4736 Carlson Way, Salida, Ca. shall be divided into two parcel to place existing

houses on their individual lots.

PROJECT SITE INFORMATION

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

ASSESSOR'S PARCEL NUMBER(S): Book 135 Page 040 Parcel 012

Additional parcel numbers: _____

Project Site Address

or Physical Location:

Corner of Carlson Way and Magnolia Street

4736 Carlson Way, Salida, Ca.

Property Area: Acres: _____ or Square feet: 14661±

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

The site has two separate homes The Homes are serviced by community water& sewer plus power and natural gas.

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

NONE

Existing General Plan & Zoning: LDR

Proposed General Plan & Zoning: Low Density Residential
(if applicable)

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

East: Residential Housing

West: Residential Housing

North: Residential Housing

South: Residential Housing

WILLIAMSON ACT CONTRACT:

Yes ☐ No ☒

Is the property currently under a Williamson Act Contract?

Contract Number: none

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

Date Filed: none

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: none

SITE CHARACTERISTICS: (Check one or more)

Flat ☒

Rolling ☐

Steep ☐

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

Field crops ☐

Orchard ☐

Pasture/Grassland ☐

Scattered trees ☐

Shrubs ☐

Woodland ☐

River/Riparian ☐

Other ☒

Explain Other: Residential shrubbery and shade trees

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.) No Grading needed. Site is developed

STREAMS, LAKES, & PONDS:

Yes ☐ No ☒

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

Yes ☐ No ☒

Will the project change any drainage patterns? (If yes, please explain – provide additional sheet if needed) _____

Yes ☐ No ☒

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

Yes ☐ No ☒

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

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

STRUCTURES:

- Yes ☒ No ☐ Are there structures on the site? (If yes, please show on plot plan. Show a relationship to property lines and other features of the site.)
- Yes ☐ No ☒ Will structures be moved or demolished? (If yes, indicate on plot plan.)
- Yes ☐ No ☒ Do you plan to build new structures? (If yes, show location and size on plot plan.)
- Yes ☐ No ☒ Are there buildings of possible Historical significance? (If yes, please explain and show location and size on plot plan.) Buildings are not old.

PROJECT SITE COVERAGE:

Existing Building Coverage: 1182 Sq. Ft. Landscaped Area: 200 Sq. Ft.
Proposed Building Coverage: 1182 Sq. Ft. Paved Surface Area: none Sq. Ft.

BUILDING CHARACTERISTICS:

Size of new structure(s) or building addition(s) in gross sq. ft.: (Provide additional sheets if necessary) No Change

Number of floors for each building: single story

Building height in feet (measured from ground to highest point): (Provide additional sheets if necessary) 16 feet roof pitch

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) power drops are 3 feet above roof

Proposed surface material for parking area: (Provide information addressing dust control measures if non-asphalt/concrete material to be used) site has existing packed gravel surface. This gravel surface does not generate dust

UTILITIES AND IRRIGATION FACILITIES:

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

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

Electrical: <u>M.I.D.</u>	Sewer*: <u>Saida community service district</u>
Telephone: <u>ATT</u>	Gas/Propane: <u>P. G. & E.</u>
Water**: <u>City of MOdesto</u>	Irrigation: <u>Not applicable</u>

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

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

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

NONE REQUIRED. SITE IS ALREADY SERVED.

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

Yes ☒ No ☐ Are there existing irrigation, telephone, or power company easements on the property? (If yes, show location and size on plot plan.)

Yes ☐ No ☒ Do the existing utilities, including irrigation facilities, need to be moved? (If yes, show location and size on plot plan.)

Yes ☐ No ☒ Does the project require extension of utilities? (If yes, show location and size on plot plan.)

AFFORDABLE HOUSING/SENIOR:

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

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

Total No. Lots: _____ Total Dwelling Units: _____ Total Acreage: _____

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

<i>(complete if applicable)</i>	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.) months and hours of operation: _____

Occupancy/capacity of building: _____

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

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

Other occupants: _____

Estimated number of truck deliveries/loadings per day: _____

Estimated hours of truck deliveries/loadings per day: _____

Estimated percentage of traffic to be generated by trucks: _____

Estimated number of railroad deliveries/loadings per day: _____

Square footage of:

Office area: _____

Warehouse area: _____

Sales area: _____

Storage area: _____

Loading area: _____

Manufacturing area: _____

Other: (explain type of area) _____

Yes ☐ No ☒

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

ROAD AND ACCESS INFORMATION:

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

Magnolia Street and Carlson Way serve the parcels

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

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

STORM DRAINAGE:

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

☒ Other: (please explain) On site This site does not gather much water. Site does not flood

If direct discharge is proposed, what specific waterway are you proposing to discharge to? NONE

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.

No grading needed.

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)

This is an extra large lot with two existing independent houses on it. The property Owners wish to split the lot so each house is situate on it's own lot. The lot split will not create additional traffic, nor will it increase the need for additional public services. Other than possible fences on the new lot lines, there will be no change in scenery.

There is no projected disturbance to existing utilities or landscape.

This lot division will have virtually no impact on surrounding properties.

CALIFORNIA REGIONAL WATER QUALITY CONTROL BOARD - STORM WATER PERMIT REQUIREMENTS

Storm water discharges associated with construction activity are a potentially significant source of pollutants. The most common pollutant associated with construction is sediment. Sediment and other construction related wastes can degrade water quality in creeks, rivers, lakes, and other water bodies. In 1992, the State Water Resources Control Board adopted a statewide General Permit for all storm water discharges associated with construction activity that disturbs five or more acres of land. Effective March 10, 2003, all construction sites disturbing one or more acres of land will be required to obtain permit coverage. The General Permit is intended to ensure that construction activity does not impact water quality.

You need to obtain General Permit coverage if storm water discharges from your site and either of the following apply:

- Construction activities result in one or more acres of land disturbance, including clearing, grading, excavating, staging areas, and stockpiles or;
- The project is part of a larger common plan of development or sale (e.g., subdivisions, group of lots with or without a homeowner's association, some lot line adjustments) that result in one or more acres of land disturbance.

It is the applicants responsibility to obtain any necessary permit directly from the California Regional Water Quality Control Board. The applicant(s) signature on this application form signifies an acknowledgment that this statement has been read and understood.

STATE OF CALIFORNIA HAZARDOUS WASTE AND SUBSTANCES SITES LIST (C.G.C. § 65962.5)

Pursuant to California Government Code Section 65962.5(e), before a local agency accepts as complete an application for any development project, the applicant shall consult the latest State of California Hazardous Waste and Substances Sites List on file with the Planning Department and submit a signed statement indicating whether the project is located on a site which is included on the List. The List may be obtained on the California State Department of Toxic Substances Control web site (<http://www.envirostor.dtsc.ca.gov/public>).

The applicant(s) signature on this application form signifies that they have consulted the latest State of California Hazardous Waste and Substances List on file with the Planning Department, and have determined that the project site ☐ is or ☒ is not included on the List.

Date of List consulted:

August 3, 2022 By DLH



Source of the listing:

(To be completed only if the site is included on the List)

ASSESSOR'S INFORMATION WAIVER

The property owner(s) signature on this application authorizes the Stanislaus County Assessor's Office to make any information relating to the current owners assessed value and pursuant to R&T Code Sec. 408, available to the Stanislaus County Department of Planning and Community Development.



CENTRAL CALIFORNIA INFORMATION CENTER

California Historical Resources Information System

Department of Anthropology – California State University, Stanislaus

One University Circle, Turlock, California 95382

(209) 667-3307

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

Date: 8/4/2022

Records Search File #: 12262N

Project: Lindsay Rae Simon and Joie Tina
Altstatt, Parcel Map, 4736 Carlson Way,
Salida, CA 95368

David L. Harris
Aspen Survey Company, Inc.
1121 Oakdale Road, Suite 6
Modesto, CA 95355
209-526-9724 davidh_aspen@sbcglobal.net

Dear Mr. Harris:

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

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

National Register of Historic Places (NRHP)
California Register of Historical Resources (CRHR)
California Inventory of Historic Resources (1976)
California Historical Landmarks
California Points of Historical Interest listing
Office of Historic Preservation Built Environment Resource Directory (BERD) and the
Archaeological 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 CCalC 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 R8E (dated 1854) shows the SW ¼ of Section 3 as a 160-acre parcel.

- The Official Map of the County of Stanislaus, California (1906) shows W. F. C. Davis and Wife as the landowners in the SW ¼ Section 3, T3S R8E, as well as Lateral No. 6 south of the project parcel.
- The 1915 edition of the Salida USGS map shows Lateral No. 6 south of the project area.
- The 1953 edition of the Salida USGS map shows the street configuration including Carlson Way.
- The 1969 edition of the Salida USGS maps shows buildings that would be 53 years in age or older, possibly considered as historical resources. We have no further information on file regarding these possible historical resources.

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

Historical resource Lateral No. 6 has been formally recorded as P-50-000075 and determined ineligible for the National Register of Historic Places, not evaluated for the California Register of Historical Resources or for Local Listing. This water conveyance feature would not appear to be effected by the proposed undertaking.

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

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

Recommendations/Comments:

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

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

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

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

If archaeological resources are encountered during project-related activities, work should be temporarily halted in the vicinity of the discovered materials and workers should avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. Project personnel should not collect cultural resources.

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

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

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

We thank you for contacting this office regarding historical resource preservation. Please let us know when we can be of further service. Thank you for providing the signed **Access Agreement Short Form**.

Note: Billing will be transmitted separately via email from the Financial Services office (\$150.00), payable within 60 days of receipt of the invoice.

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

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

Sincerely,

E. A. Greathouse

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

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

**Proposed Parcel Map & Exception
Lindsay Rae Simon and Joie Tina Altstatt
4736 Carlson Way, Salida, Ca. 95368**

Parcel Map : (*findings required for denial*)

1. That the proposed map is not consistent with applicable general and specific plans;

The proposed map is consistent insofar as proposed Lot size. Both proposed Lots have frontage onto a public street.

2. That the design or improvements of the proposed subdivision is not consistent with applicable general and specific plans;

The design or improvement of the proposed subdivision is not consistent with applicable general plan insofar as the dept to width ratio and frontage, therefore the request for variance. We believe proper considerations will mitigate this inconsistency.

3. That the site is not physically suitable for the proposed density of the development:

The site is physically suitable for the proposed density of the development. This site has been used by the existing homes for many years. The resultant Lots will meet or exceed the minimum square footage for Lot size.

4. That the site is not physically suitable for the type of development;

The site is physically suitable for the type of development, as the existing improvements are consistent with other properties in the area. Existing street improvements were installed by Stanislaus County Public Works, circa 2002 – 2004. (Board of Supervisors Meeting February 13, 2001, agenda item *C-1 project 2001-1)

5. That the design of the subdivision, or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat;

The design of the subdivision, or the proposed improvements is very unlikely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

6. That the design of the subdivision, or the type of improvements are likely to cause serious public health problems;

The design of the subdivision, or type of improvements are very unlikely to cause serious public health problems.

7. That the design of the subdivision, or the type of improvements will conflict with easements acquired by the public at large, for access through, or use of, property within the proposed subdivision. In this connection, the Commission may approve a map if it finds that alternative easements for access or for use, will be provided that these will be substantially equivalent to the ones previously acquired by the public. This subsection shall apply only to easements established by judgment of a court of competent jurisdiction.

The design of the subdivision, or the type of improvements will not conflict with easements acquired by the public at large, for access through, or use of, property within the proposed division. Both proposed lots will have frontage onto a public street. Existing improvements will remain. The proposed easement for access or for use, will provide for the protection of existing improvements and the same access point currently used by the existing dwelling units will continue being used.

Exception Findings:

- A. That there are special circumstances or conditions applying to the property being divided;

The property is located on Lot 14 and a portion of Lot 13 of the map of Union Addition to the Town of Salida. The triangular shaped Lot, which is the largest lot in the neighborhood, is occupied by two separate houses and has a frontage access onto Magnolia Street at Carlson Way. Due to the unique design of the original Union Addition Subdivision, the Lot currently does not meet the modern width to depth ratio of 1:4, width to depth. This fact is also true for three other existing lots that are northwest of the subject site, in the same subdivision. The proposed "common" driveway easement, which is currently graveled, is necessary to protect the existing **City of Modesto water test pedestal** and the existing **fire hydrant**, plus a street light. The presence of a **fire hydrant** enhances the safety of the subject lots, as well as the neighborhood to which it serves. There is ample room on the site for vehicular access of health, safety and welfare.

- B. That the exception is necessary for the preservation and enjoyment of a substantial property right of the owner.

The exception is necessary to permit the property owners to enjoy the same rights as properties adjacent to the site. Each of the proposed lots will contain an existing residence. This is Consistent with the residential neighborhood.

C. 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;

The granting of the exception will be unique for the subject property. There are no other similar circumstances in the neighborhood. No special privileges will be enjoyed by the subject property that aren't already enjoyed by surrounding properties. There will be no scenery change following the split of these residential Lots.

D. 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. (Ord. CS 179 § 1, 1986; NS 1061 § 2, 1981; prior code 9-45(c)).

The parcel division is consistent with the intent of the general plan insofar that the ultimate use will continue to be residential in nature. Due to the fact that both existing dwelling are occupied, no additional traffic "Trip Ends" will be added to the neighborhood. No additional traffic will be generated.