

CEQA Referral

Initial Study and
Notice of Intent to Adopt a Mitigated Negative Declaration

Date: July 2, 2018
To: Distribution List (See Attachment A)
From: Denzel Henderson, Assistant Planner Planning and Community Development
Subject: GENERAL PLAN AMENDMENT & VESTING TENTATIVE SUBDIVISION MAP APPLICATION NO. PLN2017-0013 – GOLD STAR INVESTMENTS, LLC
Comment Period: July 2, 2018 – August 6, 2018
Respond By: August 6, 2018
Public Hearing Date: A Public Hearing has not yet been scheduled. A separate notice will be published with a hearing date.

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 Mitigated 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.

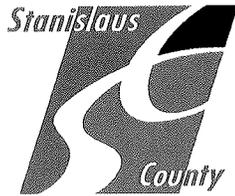
All applicable project documents are available for review at: Stanislaus County Department of Planning and Community Development, 1010 10th Street, Suite 3400, Modesto, CA 95354. Please provide any additional comments to the above address or call us at (209) 525-6330 if you have any questions. Thank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

Applicant: Gold Star Investments, LLC
Project Location: 4827 Nunes Road, in the Community of Keyes, south of Norma Way and west of Washington Road, between the City of Ceres and Turlock.
APN: 045-071-006
General Plan: LDR (Low Density Residential)
Community Plan: Northern section Low- Density Residential
Southern section Commercial
Current Zoning: R-1 US (Single Family Residential Urban Services)

Project Description: This is a Request to create 28 residential lots, ranging in size from 5,100± square feet to 8,500± square feet, and a 4± acre remainder parcel from a 9.54± acre lot zoned R-1 US (Single-Family Residential Urban Services Zoning District). The request includes an amendment to a portion of the site's Keyes Community Plan Designation from Commercial to Low Density Residential.

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





**DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT**

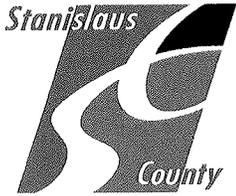
1010 10<sup>TH</sup> Street, Suite 3400, Modesto, CA 95354  
 Planning Phone: (209) 525-6330 Fax: (209) 525-5911  
 Building Phone: (209) 525-6557 Fax: (209) 525-7759

**GENERAL PLAN AMENDMENT & VESTING TENTATIVE SUBDIVISION MAP APPLICATION NO. PLN2017-0013 – GOLD STAR INVESTMENTS, LLC**

Attachment A

Distribution List

	CA DEPT OF CONSERVATION LAND RESOURCES / MINE RECLAMATION		STAN CO ALUC
X	CA DEPT OF FISH & WILDLIFE		STAN CO ANIMAL SERVICES
	CA DEPT OF FORESTRY (CAL FIRE)	X	STAN CO BUILDING PERMITS DIVISION
X	CA DEPT OF TRANSPORTATION DIST 10	X	STAN CO CEO
X	CA OPR STATE CLEARINGHOUSE		STAN CO CSA
X	CA RWQCB CENTRAL VALLEY REGION	X	STAN CO DER
	CA STATE LANDS COMMISSION	X	STAN CO ERC
	CEMETERY DISTRICT	X	STAN CO FARM BUREAU
	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO HAZARDOUS MATERIALS
X	CITY OF: TURLOCK	X	STAN CO PARKS & RECREATION
X	COMMUNITY SERVICES DIST: KEYES	X	STAN CO PUBLIC WORKS
X	COOPERATIVE EXTENSION		STAN CO RISK MANAGEMENT
	COUNTY OF:	X	STAN CO SHERIFF
X	FIRE PROTECTION DIST: KEYES FIRE	X	STAN CO SUPERVISOR DIST 2: CHIESA
	HOSPITAL DIST:	X	STAN COUNTY COUNSEL
X	IRRIGATION DIST: TURLOCK	X	STANCOG
X	MOSQUITO DIST: TURLOCK	X	STANISLAUS FIRE PREVENTION BUREAU
X	MOUNTIAN VALLEY EMERGENCY MEDICAL SERVICES	X	STANISLAUS LAFCO
X	MUNICIPAL ADVISORY COUNCIL: KEYES		SURROUNDING LAND OWNERS
X	PACIFIC GAS & ELECTRIC	X	TELEPHONE COMPANY: AT&T
X	POSTMASTER: KEYES	X	TRIBAL CONTACTS (CA GOVERNMENT CODE §65352.3)
X	RAILROAD: UNION PACIFIC		US ARMY CORPS OF ENGINEERS
X	SAN JOAQUIN VALLEY APCD		US FISH & WILDLIFE
X	SCHOOL DIST 1: KEYES UNION	X	US MILITARY (SB 1462) (7 AGENCIES)
X	SCHOOL DIST 2: TURLOCK UNIFIED	X	USDA NRCS
	STAN ALLIANCE		WATER DIST:
X	STAN CO AG COMMISSIONER		
	TUOLUMNE RIVER TRUST		



STANISLAUS COUNTY
CEQA REFERRAL RESPONSE FORM

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

FROM: \_\_\_\_\_

SUBJECT: GENERAL PLAN AMENDMENT & VESTING TENTATIVE SUBDIVISION MAP
APPLICATION NO. PLN2017-0013 – GOLD STAR INVESTMENTS, LLC

Based on this agencies 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.):

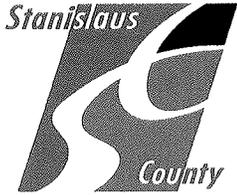
- 1.
2.
3.
4.

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

\_\_\_\_\_
\_\_\_\_\_

Response prepared by:

Name Title Date



## CEQA INITIAL STUDY

Adapted from CEQA Guidelines APPENDIX G Environmental Checklist Form, Final Text, December 30, 2009

1. **Project title:** General Plan Amendment Rezone, Vesting Tentative Subdivision Map Application No. PLN2017-0013 – Gold Star Investment, LLC
2. **Lead agency name and address:** Stanislaus County  
1010 10<sup>th</sup> Street, Suite 3400  
Modesto, CA 95354
3. **Contact person and phone number:** Denzel Henderson, Assistant Planner
4. **Project location:** 4827 Nunes Road, south of Norma Way and west of Washington Road, in the Community of Keyes. (APN:045-071-006)
5. **Project sponsor's name and address:** Gold Star Investments, LLC  
528 E. Main Street  
Turlock, CA 95380
6. **General Plan designation:** LDR (Low Density Residential)
7. **Zoning:** R-1 US (Single-Family Residential Urban Services)
8. **Community Plan** Low Density Residential (Northern section)  
Commercial (Southern section)
8. **Description of project:**

This is a request to create 28-residential lots ranging in size from 5,100± square feet to 8,500± square feet and a 4± acre remainder lot from a 9.54± acre site in the R-1 US (Single Family Residential – Urban Services) zoning district. The request also includes an amendment to portions of the Keyes Community Plan from Commercial to Low-Density Residential. The subdivision proposes to connect to the neighboring residential subdivision “Keyes 19 South” drainage basin; however, if the neighboring subdivision improvements fail to be constructed prior to this project, an independent stormwater retention basin has been designed replacing two of the proposed lots, resulting in a 26-residential lot creation. The project will be serviced with water and sewer services from the Keyes Community Services District.

The site has a General Plan designation of Low Density Residential, a zoning designation of Single-Family Residential with Urban Services, and a Community Plan Designation of LDR (Low Density Residential) and Commercial. The site is developed with two single-family dwellings and accessory structures on the south side of the parcel which is proposed to become a remainder parcel.

**9. Surrounding land uses and setting:**

The site is surrounded by residential lots to the west and north, and ranchettes to the east. To the south are vacant agriculture and plan development properties, scattered single-family dwellings lots leading to highway 99. Immediately adjacent east is a vacant lot that was recently approved for residential subdivision Keyes 19 South.

**10. Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):**

Department of Public Works  
Stanislaus Local Agency Formation Commission  
California Department of Transportation  
San Joaquin Valley Air Pollution District  
Turlock Irrigation District  
Keyes Community Service District

**ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:**

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

- Aesthetics
- Agriculture & Forestry Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Geology / Soils
- Greenhouse Gas Emissions
- Hazards & Hazardous Materials
- Hydrology / Water Quality
- Land Use / Planning
- Mineral Resources
- Noise
- Population / Housing
- Public Services
- Recreation
- Transportation / Traffic
- Utilities / Service Systems
- 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

July 2, 2018

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, than 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 -- Would 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) Substantially degrade the existing visual character or quality of the site and its surroundings?			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 is not considered to be a scenic resource or a unique scenic vista. Community standards do not dictate the need or desire for an architectural review of agricultural or residential subdivisions. The project site is currently improved with a single-family dwelling and an accessory structure. The structures will remain on the newly created 4-acre remainder parcel. The northern portion of the lot is proposed to be developed into 28-residential lots along with necessary improvements (street improvements, landscaping, and drainage basin). The project is not expected to degrade any existing visual character of the site or surrounding area. Any lighting installed with the subdivision shall be designed to reduce any potential impacts of glare per the County's Public Works adopted Standards and Specifications.

**Mitigation:** None

**References:** Application; Stanislaus County General Plan and Support Documentation<sup>1</sup>.

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 9.54± acres in size and is improved with a single-family dwelling, accessory structure, and predominately undeveloped land. The project site has soils classified by The California Department of Conservation Farmland Mapping and Monitoring Program as “Urban and Built-Up Land”. The United States Department of Agriculture (USDA) Natural Resources Conservation Service’s Eastern Stanislaus County Soil Survey, shows that the dominant soil present is Dinuba sandy loam, 0 to 1 percent slopes and is grade one with a storie index of 81. A storie Index rating from 80-100 and Grade I and II are considered to be prime farmland; however, this site is zoned R-1 (US) and is designated as Urban and Built-Up Land.

The project site is surrounded by residential parcels to the west, north, and east. The parcel located to the east has been approved for a residential subdivision titled “Keyes 19 South”; and to the south are a mix of scattered single-family dwellings and vacant parcel before highway 99. The location is between the city of Ceres and Turlock. The closest agriculturally zoned property is adjacent to the southern border across Nunes Road; however, the proposed development is located more than 300-feet from the closets Agriculture property which exceeds the Agriculture Buffer requirement.

A referral response received from the Turlock Irrigation District (TID) described a 30-inch irrigation pipeline and control structure on the project site belonging to Improvement District 770. The irrigation facilities are to remain unless the downstream parcels abandon the services. TID also commented that the existing dirt ditch that serves the parcel shall be removed and the opening in the control structure be sealed. TID also requires that all grading be finished to elevations that are at least six inches higher than any adjacent irrigated ground with a protective berm to prevent irrigation water from reaching non-irrigated properties. Conditions of approval will be placed on the project to comply with these requirements.

The project site is considered to be in-fill development and will not contribute to the loss of farmland or forest land. The project is not anticipated to create any adverse impacts to any adjacent agriculture.

**Mitigation:** None

**References:** California State Department of Conservation Farmland Mapping and Monitor Program- Stanislaus County Farmland Finder 2018; United States Department of Agriculture; Referral response received from Turlock Irrigation District dated December 13, 2017; Stanislaus County General Plan and Support Documentation<sup>1</sup>.

III. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management 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) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?			X	
c) 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X	
d) Expose sensitive receptors to substantial pollutant concentrations?			X	
e) Create objectionable odors affecting a substantial number of people?			X	

**Discussion:** The project site is within the San Joaquin Valley Air Basin, which has been classified as “severe non-attainment” for ozone and respirable particulate matter (PM-10) as defined by the Federal Clean Air Act. The San Joaquin Valley Air Pollution Control District (SJVAPCD) has been established by the State in an effort to control and minimize air pollution. As such, the District maintains permit authority over stationary sources of pollutants. The project was referred to SJVAPCD who responded, that the project specific annual emissions of criteria pollutants are not expected to exceed any of the following District’s significance thresholds: 100 tons per year of carbon monoxide (CO), 10 tons per year of oxides of nitrogen (NOx), 10 tons per year of reactive organic gases (ROG), 27 tons per year of oxides of sulfur (SOx), 15 tons per year of particulate matter of 10 microns or less in size (PM10), or 15 tons per year of particulate matter of 2.5 microns or less in size (PM2.5). Therefore, the District concluded that the Project would have a less than significant impact on air quality when compared to the above-listed annual criteria pollutant emissions significance thresholds. The district also included conditions of approval with ways to further reduce project impacts to air quality to less than significant thresholds.

The project will not conflict with, or obstruct implementation of, any applicable air quality plan. The construction phase of this project will be required to meet SJVAPCD’s standards and to obtain all applicable permits.

**Mitigation:** None

**References:** San Joaquin Valley Air Pollution Control District’s letter dated December 5, 2017; San Joaquin Valley Air Pollution Control District’s Small Project Analysis Level (SPAL) guidance; Stanislaus County General Plan and Support Documentation<sup>1</sup>

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 federally protected wetlands as defined by Section 404 of the Clean Water Act (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 site is currently developed with single-family dwellings and detached accessory structures. The proposed project will subdivide the 9.54± acre parcel into 28 residential lots ranging in size from 5,100 square feet to

8,500 square feet; with a General Plan of LDR (Low Density Residential) , zoning designation of R-1 US (Single Family Residential with Urban Services) and a Keyes Community Plan designation of Low Density Residential. The 4± acre remainder parcel will continue to have a General Plan LDR a zoning designation of R-1 US and Community Plan of Commercial.

The California Department of Fish and Wildlife’s California Natural Diversity Database (CNDDB) website identifies the Ceres quadrant as having four species listed as candidates for endangered or threatened species. The Swainson’s Hawk, Tricolored blackbird, Steelhead – Central Valley DPS, and the Valley Elderberry Longhorn Beetle are all identified as candidates for endangered or threatened species for the Ceres quadrant. There is no evidence to suggest that this project would result in impacts to sensitive and endangered species or habitats, locally designated species, wildlife dispersal or mitigation corridors.

The project was referred to the California Department of Fish and Wildlife (CDFW) but no comments have been received as a part of the Early Consultation referral. The project site does not appear to contain streams or ponds that could be considered Waters of the United States. The project will not conflict with a Habitat Conservation Plan, a Natural Community Conservation Plan, or other locally approved conservation plans. Impacts to endangered species or habitats, locally designated species, wildlife dispersal or mitigation corridors are considered to be less than significant.

**Mitigation:** None

**References:** Application Material; California Department of Fish and Wildlife California Natural Diversity Database; Stanislaus County General Plan and Support Documentation<sup>1</sup>

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 as defined in § 15064.5?			X	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?			X	
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	
d) Disturb any human remains, including those interred outside of formal cemeteries?			X	

**Discussion:** The Keyes Community Plan Update identified that a potential exists for discovery of previously identified buried archaeological resources. A records search, prepared by the Central California Information Center (CCIC), indicated that no prehistoric or historic archaeological resources or historic properties known to have value to local cultural groups were formally reported to the CCIC and, as such, the project site has a low-sensitivity for the possible discovery of historical resources. Conditions of approval will be placed on the project to protect any pre-historic or historic resources found during construction activities. Based on the aforementioned record searches, Staff has determined that additional consultation is not warranted; however, a condition of approval will be placed on the project requiring that if any archaeological or cultural resources are found during construction, activities shall halt until an on-site archaeological mitigation program has been approved by a qualified archaeologist.

**Mitigation:** None

**References:** Keyes Community Plan adopted April 18, 2000; Application; Record Search from Central California Information Center dated December 12, 2016; Stanislaus County General Plan and Support Documentation<sup>1</sup>

VI. GEOLOGY AND SOILS -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Expose people or structures to 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 creating substantial 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

**Discussion:** According to the United States Department of Agriculture NRCS web soil survey, the site is listed as containing Dinuba Sandy Loam soil, 0 to 1 percent slopes. As contained in Chapter Five 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 as part of the building permit process. The applicant provided a preliminary soils report to the Department of Public Works for review. After reviewing the soils report, the Public Works Department provided comments and a condition of approval to address stormwater management to be consistent with the department standards.

Any earth moving must be approved by Public Works as complying with adopted Standards and Specifications, which consider the potential for erosion and run-off prior to permit approval. The Building Division may utilize the results from the soils test, or require additional soils tests, to determine if unstable or expansive soils are present. If such soils are present, special engineering of any structures will be required to compensate for the soil deficiency. Any structures resulting from this project will be designed and built according to building standards appropriate to withstand shaking for the area in which they are constructed. Per the County's Safety Element of the General Plan, the site is not located in the most hazardous areas for earthquakes, or flooding areas.

**Mitigation:** None

**References:** Application material; Referral response received from Stanislaus County Department of Public Works dated on April 16, 2018; Stanislaus County General Plan and Support Documentation<sup>1</sup>

VII. 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 (CO<sub>2</sub>), methane (CH<sub>4</sub>), nitrous oxide (N<sub>2</sub>O), sulfur hexafluoride (SF<sub>6</sub>), perfluorocarbons (PFCs), hydrofluorocarbons (HFCs), and water vapor (H<sub>2</sub>O). CO<sub>2</sub> 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 CO<sub>2</sub> equivalents (CO<sub>2</sub>e). 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. GHGs emissions resulting from residential projects include emissions from temporary construction activities, energy consumption, and additional vehicle trips.

Minimal greenhouse gas emissions will occur during construction. Construction activities are considered to be less than significant as they are temporary in nature and are subject to meeting SJVAPCD standards for air quality control.

The proposed structures are 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). The California Energy Commission (CEC) has published reports estimating the percentage deductions in energy use resulting from these new standards. Based on CEC’s discussion on average savings for Title 24 improvements, these CEC savings percentages by end use can be used to account for a 22.7% reduction in electricity and a 10% reduction in natural gas use for single-family residential units.

As mentioned in the Air Quality section, the project was referred to SJVAPCD and the project specific annual emissions of criteria pollutants are not expected to exceed any of the Air District significance thresholds. The analysis of mobile source pollution within the Air Quality section based on SPAL would apply in regards to Greenhouse Gas Emissions as well. Therefore, the proposed project would pose less than significant impacts air emissions.

**Mitigation:** None

**References:** San Joaquin Valley Air Pollution Control District’s letter dated December 5, 2017; San Joaquin Valley Air Pollution Control District’s Small Project Analysis Level (SPAL) guidance, California Air Pollution Control Officers Association Quantifying Greenhouse Gas Mitigation Measures (August 2010); Stanislaus County General Plan and Support Documentation<sup>1</sup>

VIII. 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 for people residing or working in the project area?				X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?			X	

**Discussion:** The Envirostor Database was accessed to determine if the property was listed as potential hazardous waste or superfund site. The project site located at 4827 Nunes Road was not identified as a hazardous site. No known hazardous materials are on-site. Pesticide exposure is a risk in areas located in the vicinity of agricultural uses. Sources of exposure include contaminated groundwater, which is consumed and drift from spray applications. Applications of sprays are strictly controlled by the Agricultural Commissioner and can only be applied after first obtaining permits. The groundwater is not known to be contaminated in this area. The Department of Environmental Resources (DER) is responsible for overseeing hazardous materials in this area. To date, there has not been any comment letters received from DER or the Stanislaus Consolidated Fire District in regards to hazardous material management. The project is located outside any land designated a fire hazard severity zone by Cal Fire per the County's Safety Element of the General Plan. The property is served by the Keyes Fire Protection District and will pay fire impact fees for all new construction. The project site is not located near an airport and is therefore not included in any airport land use compatibility plan.

**Mitigation:** None

**References:** Application material; Department of Toxic Substances Control (<http://www.envirostor.dtsc.ca.gov>); Airport Land Use Commission Plan<sup>1</sup>; Stanislaus County General Plan and Support Documentation<sup>1</sup>

IX. 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?			X	
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			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, in a manner which would result in substantial erosion or siltation on- or off-site?			X	
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?			X	
e) 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?			X	
f) Otherwise substantially degrade water quality?			X	
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?			X	
j) Inundation by seiche, tsunami, or mudflow?			X	

**Discussion:** On-site areas subject to flooding have not been identified by the Federal Emergency Management Agency and/or County designated flood areas. Development of the project sites will include paving for the roadway, houses pads, driveways, curb, gutter and sidewalks. This type of development will alter the existing drainage pattern of the sites. Stormwater is being proposed to be managed for the development through a storm drain retention basin; however, it is the preference to connect to the adjoining residential subdivision “Keyes 19 South” drainage basin. If the neighboring subdivision “Keyes 19 South” improvements fail to be constructed prior to this project, an independent stormwater retention basin has been designed replacing two of the proposed lots resulting in a 26-residential lot creation. The stormwater is proposed to be conveyed for the development through gravity by gutter to each basin. Preliminary drainage plans were reviewed and have been conditioned to conform to the Public Works Department Standards. A condition of approval will be added to require the project site to annex into the existing County Service Area (CSA) to provide funding for maintenance of the system in perpetuity.

The proposed project will be served with domestic water from Keyes Community Service District (CSD). The applicant has received a will serve letter from Keyes CSD for each lot. Water quality and supply is monitored by Keyes CSD.

A referral response received from the Central Valley Regional Water Quality Control District provided a list of the Board’s permits and programs that may be applicable to the proposed project. The developer will be required to contact Regional Water to determine which permits/standards must be met prior to construction as a condition of approval.

**Mitigation:** None

**References:** Application material; Keyes Community Service District Will Serve Letter dated November 28, 2016; Referral response from the Central Valley Regional Water Quality Control District dated December 11, 2017; Referral response received from Stanislaus County Department of Public Works dated on April 16, 2018; Stanislaus County General Plan and Support Documentation<sup>1</sup>

<b>X. LAND USE AND PLANNING -- Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Included</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<b>a) Physically divide an established community?</b>			X	
<b>b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?</b>			X	
<b>c) Conflict with any applicable habitat conservation plan or natural community conservation plan?</b>				X

**Discussion:** The land use designations for the project site include a General Plan designation of Low Density Residential (LDR), a Zoning Designation of R-1 US (Single-Family Residential with Urban Services), and a Keyes Community Plan designation of Low Density Residential (LDR) & Commercial. The LDR General Plan designation intent is to provide locations and adequate areas for single-family detached homes in either conventional or clustered configurations. The zoning designation Single-Family Residential – Urban Services zoning district allows for a minimum parcel size of 5,000 square feet when serviced by public water and sewer.

The project site is currently developed with single-family dwelling and detached accessory structure. The proposed project will subdivide the 9.54± acre parcel into 28-residential lots ranging in size from 5,100 square feet to 8,500 square feet, and the Community Plan Designation will be changed from Commercial to LDR. The 4± acre remainder parcel will continue to have a General Plan Designation of LDR, a Zoning Designation of R-1 US and Community Plan Designation of Commercial. The proposed project will not physically divide an established community. The project is a residential in-fill development located within the Community of Keyes.

As described earlier, each lot will be served with domestic water and sewer from the Keyes Community Services District. The proposed project was presented to the Stanislaus County Subdivision Committee and all of the committee's comments have been incorporated into the project.

The proposed project will not conflict with any applicable habitat conservation plan or natural community conservation plan, as there are none in the area.

**Mitigation:** None

**References:** Application; Referral response from Stanislaus County Subdivision Committee dated February 14, 2018; Zoning Ordinance; Stanislaus County General Plan and Support Documentation<sup>1</sup>

<b>XI. MINERAL RESOURCES -- Would the project:</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Included</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
<b>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?</b>				X
<b>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?</b>				X

**Discussion:** The location of all commercially viable mineral resources in Stanislaus County has been mapped by the State Division of Mines and Geology in Special Report 173. There are no known significant resources on the site.

**Mitigation:** None

**References:** Stanislaus County General Plan and Support Documentation<sup>1</sup>



XII. NOISE -- Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			X	
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			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 expose people residing or working in the project area to excessive noise levels?				X
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?				X

**Discussion:** New construction would result in a temporary increase in noise and, as such, a standard condition of approval will be added to the project to address the temporary increase in noise by limiting hours of construction. The project is not included in any airport land use compatibility plan, nor is it located near any private airports.

**Mitigation:** None

**References:** Stanislaus County General Plan and Support Documentation<sup>1</sup>

XIII. POPULATION AND HOUSING -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Induce substantial 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 housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

**Discussion:** The proposed project will not create significant service extensions or new infrastructure which could be considered as growth inducing, as services are available to neighboring properties. At full build-out the proposed parcels could only create a total of 28 residential units per the R-1 US zoning district. The extension of Keyes Community Services District (CSD) water and sewer services will not induce any further growth as the development is an in-fill project. The site is surrounded by similar low density residential development.

**Mitigation:** None

**References:** Application Materials; Stanislaus County General Plan and Support Documentation<sup>1</sup>

XIV. 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:				
Fire protection?			X	
Police protection?			X	
Schools?			X	
Parks?			X	
Other public facilities?			X	

**Discussion:** The County has adopted Public Facilities Fees, school and Fire Facility Fees on behalf of the appropriate district, to address impacts to public services. All new dwellings will be required to pay the applicable Public Facility Fees through the building permit process. The Sheriff's Department also uses a standardized fee for new dwellings that will be incorporated into the Conditions of Approval. The Stanislaus County Department of Parks and Recreation has calculated an in-lieu fee which will be paid by the developer to accommodate increased recreation needs occurring as a result of the residential development. A referral was sent to the Keyes Union School District but no response has been received to date. However, schools fees will be collected prior to issuance of any new dwelling.

A referral response was received from Turlock Irrigation District (TID) regarding impacts to irrigation and electric facilities. The District's comments will be incorporated as conditions of approval to protect the existing infrastructure and allow for safe placement of new infrastructure for irrigation and electrical facilities.

Lastly, a referral response was received by the Local Agency Formation Commission (LAFCO) regarding the water and sewer service being provided to the project site. LAFCO stated that the project site is currently outside the boundaries of the Keyes Community Service District service area. Prior to the commencement of services LAFCO has requested that the project site be annexed into the Keyes Community Service District. A condition of approval will be added to address these concerns.

**Mitigation:** None

**References:** Application material; Referral response from LAFCO, dated December 7, 2017; Referral response from Turlock Irrigation District, dated December 13, 2017; Stanislaus County General Plan and Support Documentation<sup>1</sup>

XV. 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:** The General Plan requires at least three net acres of developed neighborhood parks, or the maximum number allowed by law, to be provided for every 1,000 residents. Based on the number of lots being created, conditions of approval will be added to the project to require in-lieu park fees of \$2,050. These fees will be required prior to issuance of a building permit for each lot.

**Mitigation:** None

**References:** Stanislaus County General Plan and Support Documentation<sup>1</sup>

XVI. TRANSPORTATION/TRAFFIC -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?		X		
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?			X	
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?			X	
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
e) Result in inadequate emergency access?			X	
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?			X	

**Discussion:** According to the Federal Highway Administration the average daily vehicle trips per household is 9.6, which would equal 537.6 additional trips per day as a result of project approval (28 proposed Parcels, 56 new units x 9.6 = 537.6). The project proposes to create two new cul-de-sac (Street B & Tanya Way) and a hammerhead design on Street C until the neighboring parcels develop. The main roads for the Community of Keyes include Faith Home Road, Keyes Road, Golden State Boulevard, and Rohde Road, 7<sup>th</sup> Street, Nunes Road, and Washington Road which are all classified as collectors. No direct access is proposed from Nunes Road, which is located along the southern boundary of the project site. The proposed project also includes curb, gutter, and sidewalks. It is not anticipated that the proposed project will have any significant impacts on transportation or traffic. All development related to the project must be completed to the satisfaction of the Stanislaus County Department of Public Works.

The increased number of vehicle trips per day is not considered to be significant, as the 28 parcels will be in-fill and have been anticipated as residential development within the Keyes Community Plan.

This project was referred to the Department of Public Works and the State of California Department of Transportation (CalTrans). CalTrans responded with conditions of approval to include the fair share improvements to the ramps at State Route 99/Keyes Road; and to be notified when the proposed remainder parcel develops.

The Keyes Community Plan Environmental Impact Report (EIR) anticipated traffic impacts to the Keyes Road and State Route 99 ramp intersections, and adopted mitigation measures to address those impacts. A fair share amount shall be paid prior to the issuance of a building permit for any new dwelling. The County's Environmental Review Committee, submitted a referral response with the applicant's fair share amount, as determined by the Keyes Community Plan. The fair share amount has been updated to account for inflation. These fees have been added as a mitigation measure.

**Mitigation:**

1. Prior to issuance of any building permit for a single-family dwelling, the applicant shall pay the Keyes Community Plan Mitigation Funding Program fees for Low Density Residential (R-1) per the Keyes Community Plan Adopted on April 18, 2000. The fees were calculated in 2003 at \$178.92 per dwelling. With the fees adjusted for inflation using the Engineering News-Record index, the April 2017 fees are \$293.43 per dwelling.

**References:** Application; Referral response from Department of Transportation, dated December 18, 2017; Referral response from Environmental Review Committee, dated February 14, 2018; Keyes Community Plan EIR adopted April 18, 2000; Stanislaus County General Plan and Support Documentation<sup>1</sup>

XVII. UTILITIES AND SERVICE SYSTEMS -- Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X	
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X	
e) 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	
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
g) Comply with federal, state, and local statutes and regulations related to solid waste?			X	

**Discussion:** The project will be served by the Keyes Community Service District (CSD) with public water and sewer services. A will serve letter received from the Keyes CSD indicates that the developer will be responsible for installing all necessary infrastructure improvements required for the public water and sewer connections. The developer also must submit improvement plans to the District for review and approval. These requirements will be required as conditions of approval for the project.

The project site is currently not located within the Keyes CSD service area and therefore a referral response was received from the Local Agency Formation Commission Organization (LAFCO) that the project site will need to be annexed into the Keyes CSD prior to service. As part of the LAFCO referral response, information regarding the proposed utilities service regarding quantity and quality of the water being served was requested.

The subdivision proposes to connect to the neighboring residential subdivision "Keyes 19 South" drainage basin; however, if the neighboring subdivision improvements fail to be constructed prior to this project, an independent stormwater retention basin has been designed replacing two of the proposed lots resulting in a 26-residential lot creation. County Public Works has reviewed this request and preliminary approved the connection and has attached conditions of approval to ensure compliance with County regulations.

**Mitigation:** None

**References:** Application material; Keyes Community Service District Will Serve Letter, dated November 28, 2016; Referral response from LAFCO, dated December 7, 2017; Referral response received from Stanislaus County Department of Public Works dated on April 16, 2018; Stanislaus County General Plan and Support Documentation<sup>1</sup>

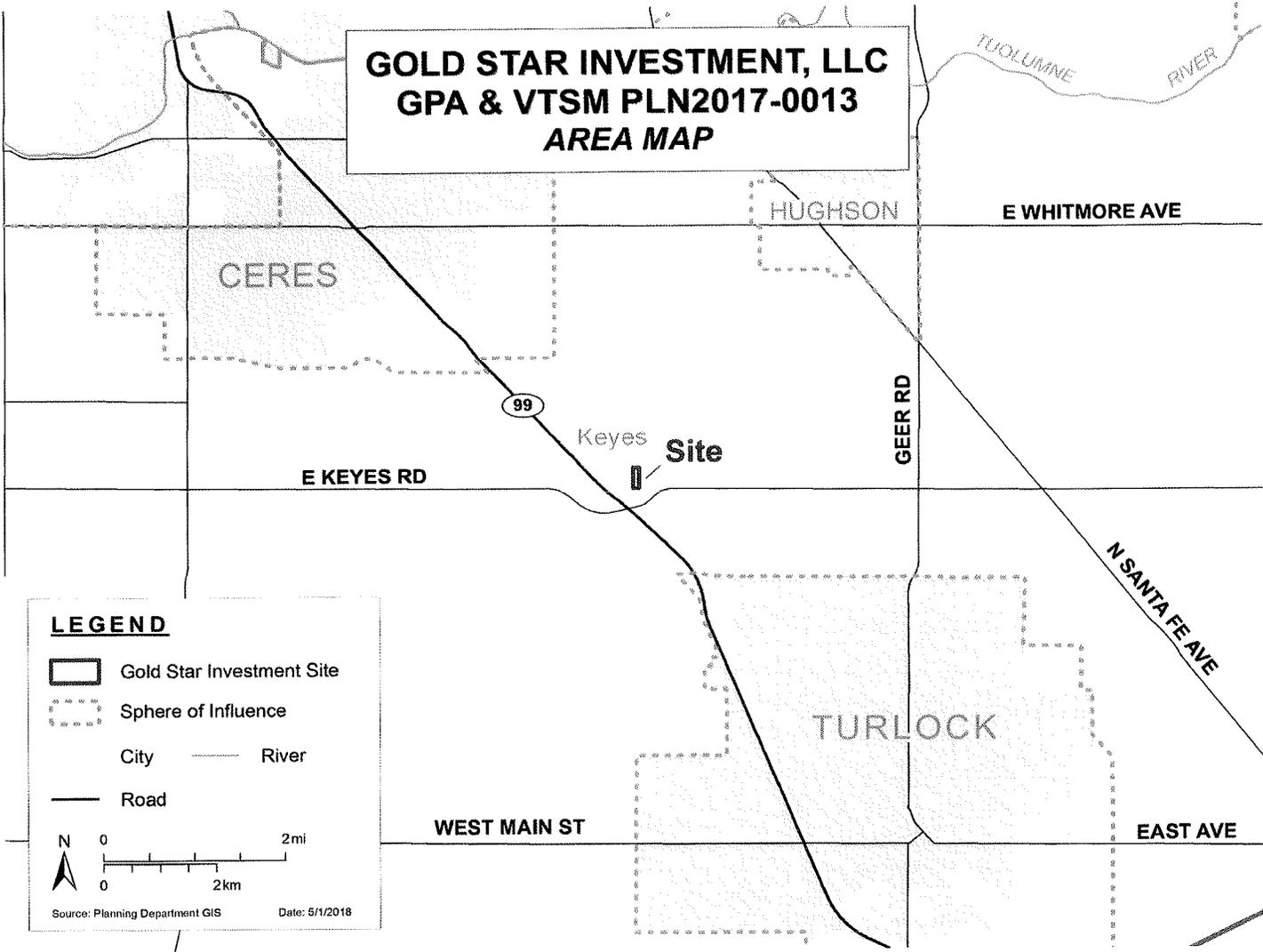
XVIII. MANDATORY FINDINGS OF SIGNIFICANCE --	Potentially Significant Impact	Less Than Significant With Mitigation Included	Less Than Significant Impact	No Impact
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			X	
b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)			X	
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	

**Discussion:** Review of this project has not indicated any features, which might significantly impact the environmental quality of the site and/or adjacent areas.

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

**GOLD STAR INVESTMENT, LLC  
GPA & VTSM PLN2017-0013  
AREA MAP**



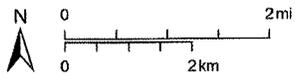
**LEGEND**

Gold Star Investment Site

Sphere of Influence

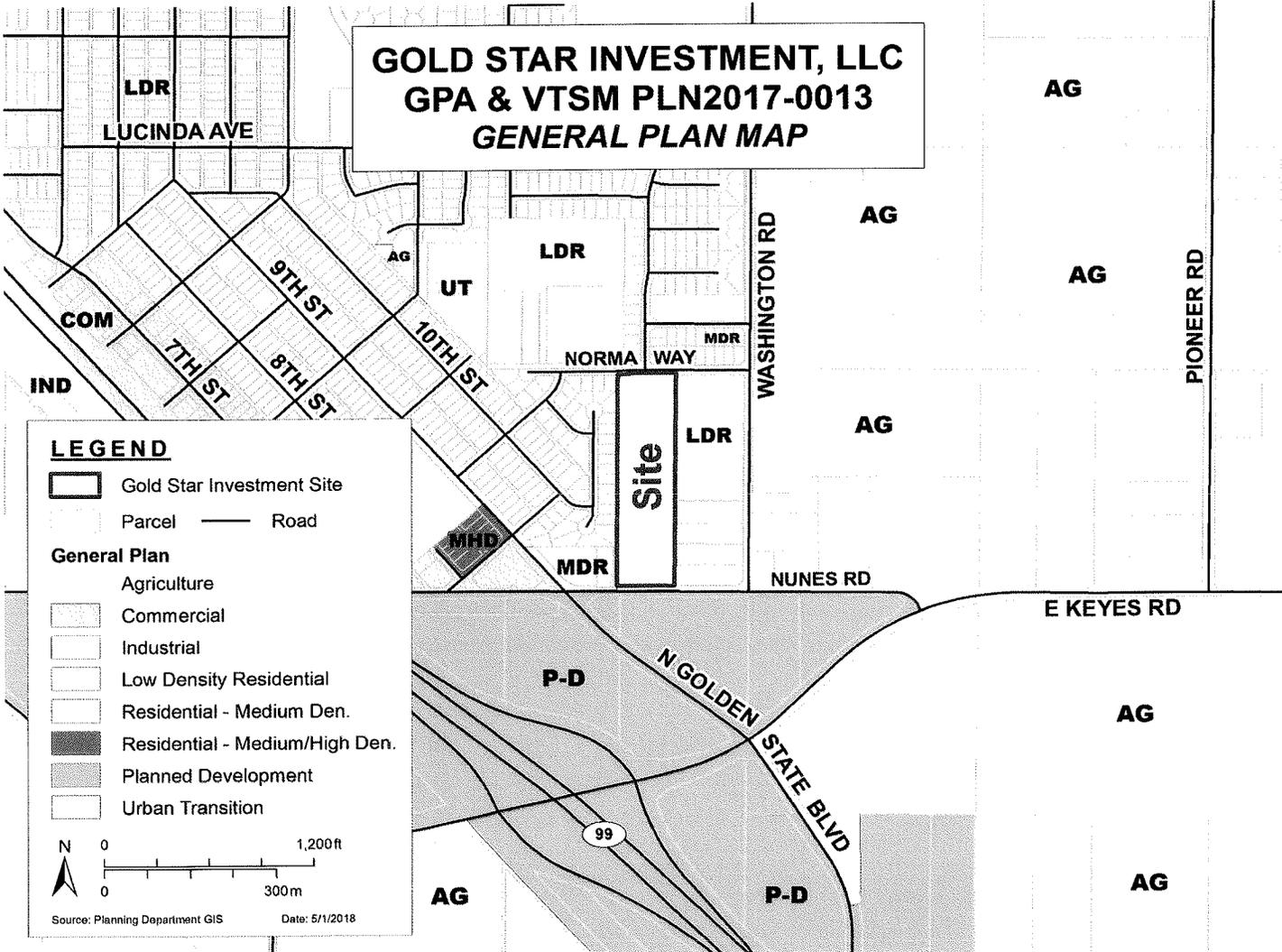
City      River

Road



Source: Planning Department GIS      Date: 5/1/2018

**GOLD STAR INVESTMENT, LLC  
GPA & VTSM PLN2017-0013  
GENERAL PLAN MAP**



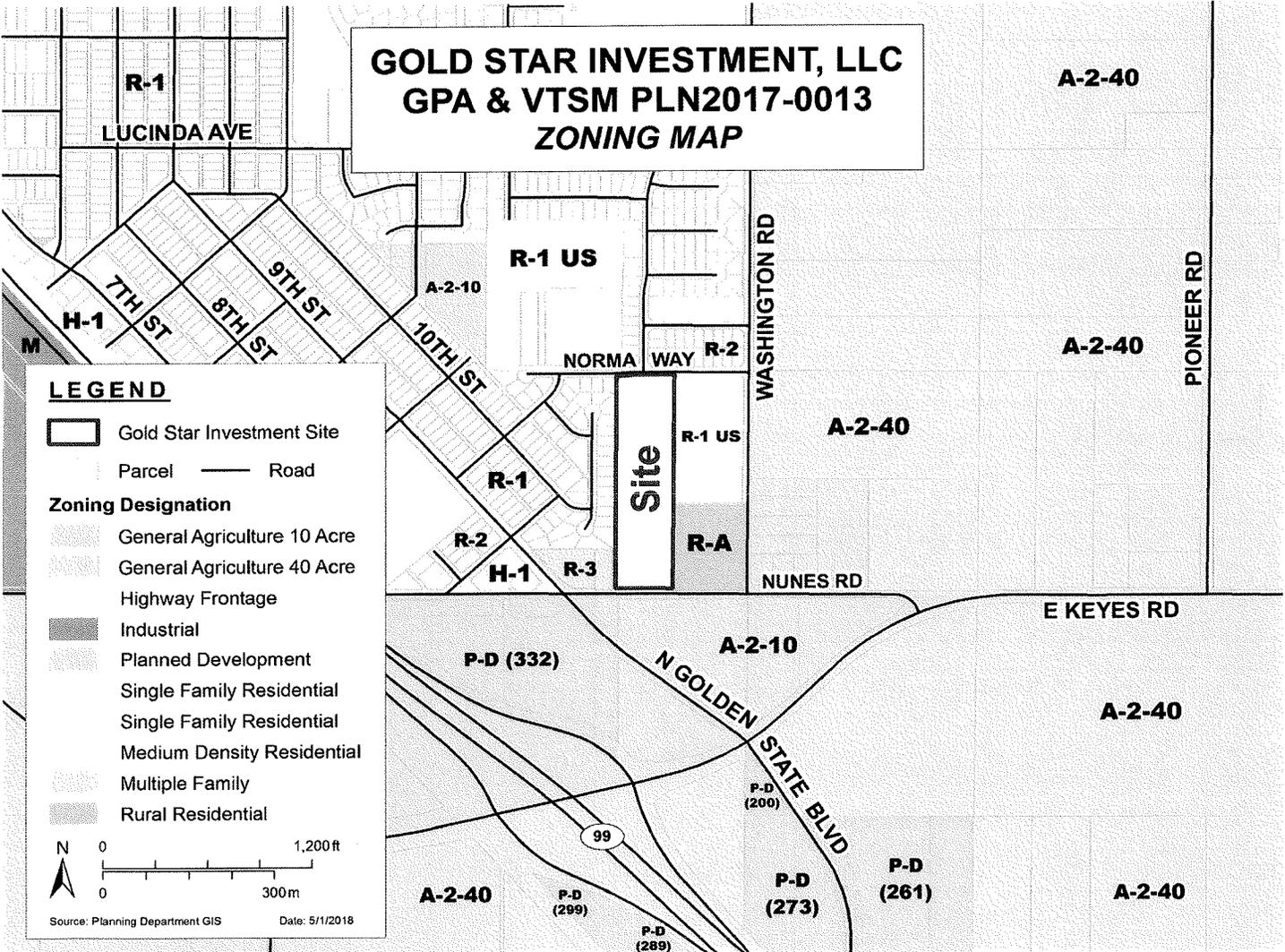
**LEGEND**

- Gold Star Investment Site
- Parcel
- Road
- General Plan**
- Agriculture
- Commercial
- Industrial
- Low Density Residential
- Residential - Medium Den.
- Residential - Medium/High Den.
- Planned Development
- Urban Transition



Source: Planning Department GIS Date: 5/1/2018

**GOLD STAR INVESTMENT, LLC  
GPA & VTSM PLN2017-0013  
ZONING MAP**



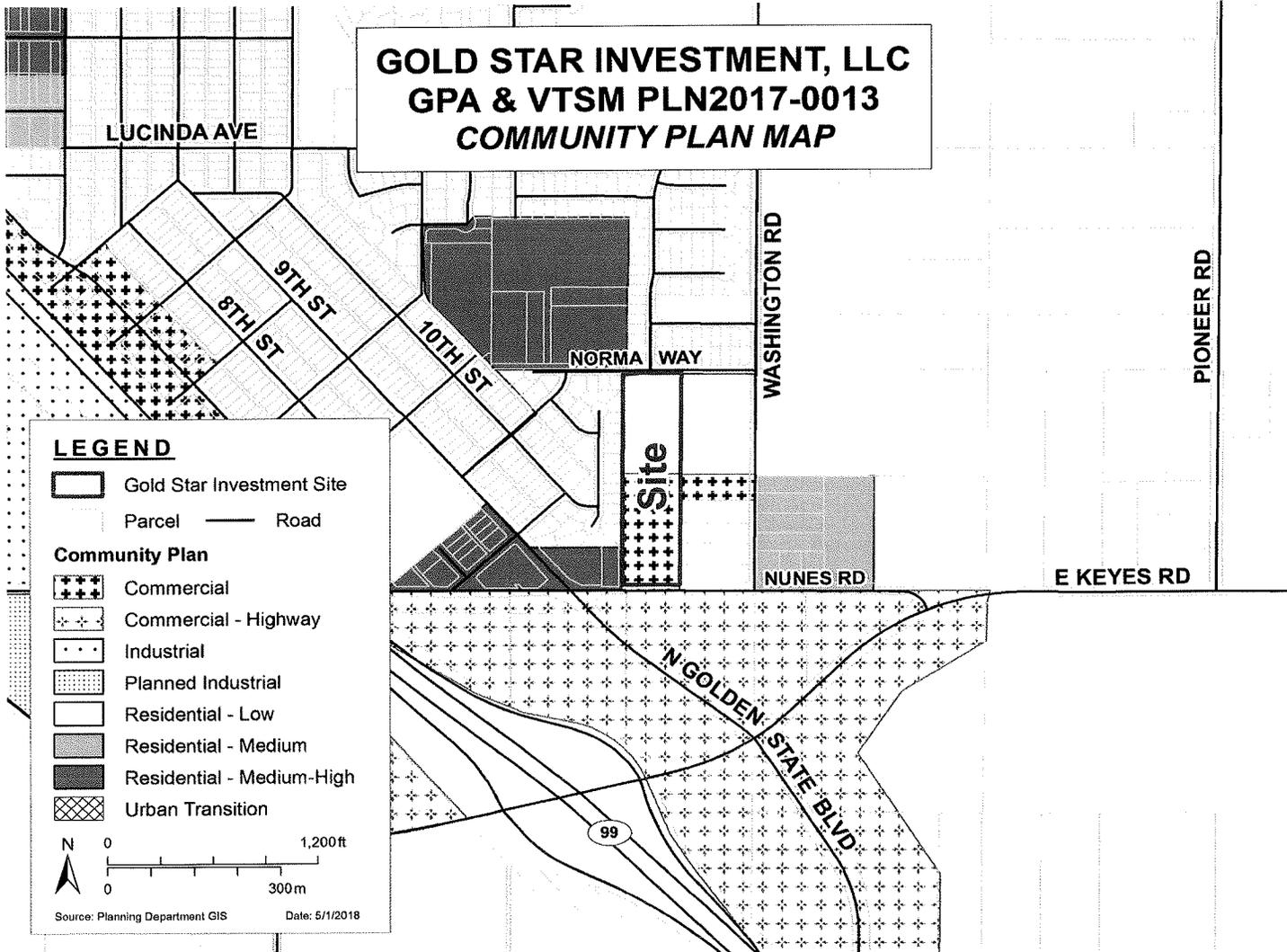
**LEGEND**

- Gold Star Investment Site
- Parcel
- Road
- Zoning Designation**
- General Agriculture 10 Acre
- General Agriculture 40 Acre
- Highway Frontage
- Industrial
- Planned Development
- Single Family Residential
- Single Family Residential Medium Density Residential
- Multiple Family
- Rural Residential

N  
0 1,200 ft  
0 300m  
Source: Planning Department GIS Date: 5/1/2018



**GOLD STAR INVESTMENT, LLC  
GPA & VTSM PLN2017-0013  
COMMUNITY PLAN MAP**

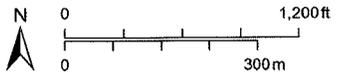


**LEGEND**

- Gold Star Investment Site
- Parcel
- Road

**Community Plan**

- Commercial
- Commercial - Highway
- Industrial
- Planned Industrial
- Residential - Low
- Residential - Medium
- Residential - Medium-High
- Urban Transition



Source: Planning Department GIS Date: 5/1/2018

**GOLD STAR INVESTMENT, LLC  
GPA & VTSM PLN2017-0013  
2017 AERIAL AREA MAP**



**LEGEND**

 Gold Star Investment Site

 Road



Source: Planning Department GIS Date: 5/1/2018

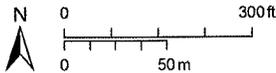
**GOLD STAR INVESTMENT, LLC  
GPA & VTSM PLN2017-0013  
2017 AERIAL SITE MAP**



**LEGEND**

Gold Star Investment Site

Road



Source: Planning Department GIS Date: 5/1/2018





**GPA & VTSM PLN 2017-0013**  
**Gold Star Investment, LLC**  
*Conceptual Commercial Plan for*  
*Remainder*

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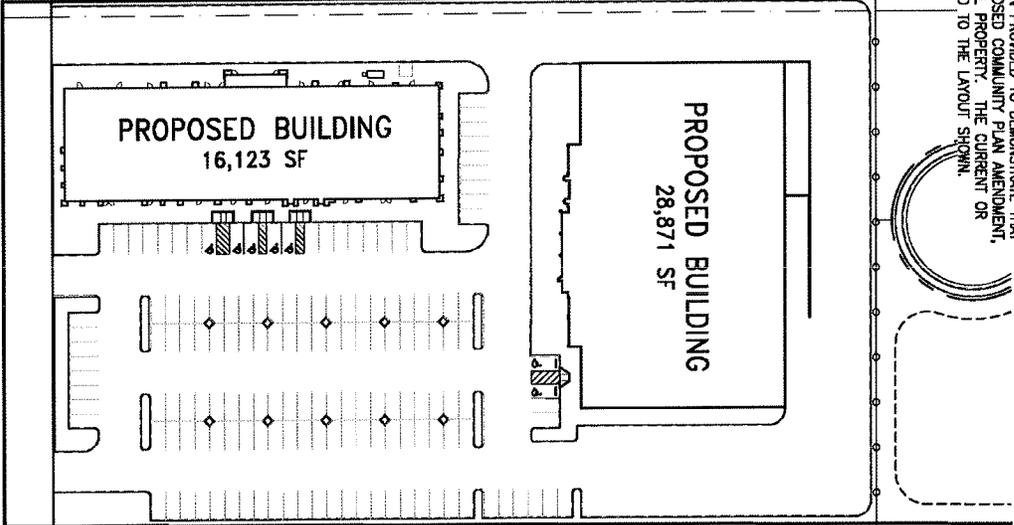
**VERDONE COMMERCIAL**

**PROPOSED SITE PLAN**

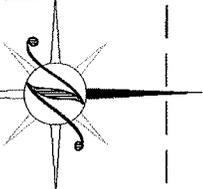
OCTOBER 2017

**PARKING COUNT**  
 150 SPACES REQUIRED  
 157 SPACES SHOWN  
 6 HC SPACES REQUIRED  
 7 HC SPACES SHOWN

**NOTE:**  
 THE ANNOT SHOWN HAS BEEN PROVIDED TO DEMONSTRATE THAT THE PARCEL WITH THE PROPOSED COMMUNITY PLAN AMENDMENT IS STILL A WHOLE COMMERCIAL PROPERTY. THE CURRENT OR FUTURE OWNER IS NOT BOUND TO THE LAYOUT SHOWN.



• CIVIL ENGINEERING • SURVEYING • PLANNING •  
 620 12th Street  
 Modesto, CA 95354  
 (209) 524-3525 Phone (209) 524-3526 Fax





# 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 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 checked="" type="checkbox"/> Other <u>Vesting Tentative Map</u> |

**PLANNING STAFF USE ONLY:**

Application No(s): 2017 00 13  
 Date: 1/30/17  
 S \_\_\_\_\_ T \_\_\_\_\_ R \_\_\_\_\_  
 GP Designation: LDR  
 Zoning: R-1 VS / CP HDR-Comm  
 Fee: 165,485  
 Receipt No. 530423  
 Received By: JB  
 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).

Consistent with the county's general plan, a 28 lot subdivision is planned for the parcel, with the northern 6 acres containing the new subdivision. The lots are split as follows: 26 as a low density residential subdivision (zoned R-A); 1 as a planned retention basin; and 1 lot to remain as is. The minimum typical lot size for the subdivision is 5,000 sf. Since the Stanislaus County Parks and Recreation Schedule B (Park Land In-Lieu of Fees Policy) allows subdivisions less than 52 lots to pay a fee in-lieu of creating a park, the retention basin will not act as a dual use facility.

# PROJECT SITE INFORMATION

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

ASSESSOR'S PARCEL NUMBER(S): Book 045 Page 071 Parcel 006

Additional parcel numbers: \_\_\_\_\_

Project Site Address  
or Physical Location: 4827 Nunes Road

Turlock, CA 95382

Property Area: Acres: 9.98 or Square feet: \_\_\_\_\_

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

Currently, the lot is an open field, with a private residence on the southern portion.

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)

Existing General Plan & Zoning: Low-density residential

Proposed General Plan & Zoning: \_\_\_\_\_  
(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: (1) Proposed Low-density residential (2) Existing Agricultural

West: Existing Low-density residential

North: Existing Low-density residential

South: Existing Agricultural

## WILLIAMSON ACT CONTRACT:

Yes  No

Is the property currently under a Williamson Act Contract?  
Contract Number: \_\_\_\_\_

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

Date Filed: \_\_\_\_\_



Yes  No

Do you propose to cancel any portion of the Contract?

Yes  No

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

If yes, please list and provide a recorded copy: \_\_\_\_\_  
\_\_\_\_\_

**SITE CHARACTERISTICS:** (Check one or more) Flat  Rolling  Steep

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

Field crops  Orchard  Pasture/Grassland  Scattered trees   
Shrubs  Woodland  River/Riparian  Other

Explain Other: \_\_\_\_\_

Yes  No

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

**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.) \_\_\_\_\_

Approximately 9,650 cubic yards

**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.) \_\_\_\_\_  
\_\_\_\_\_

**PROJECT SITE COVERAGE:**

Existing Building Coverage: \_\_\_\_\_ Sq. Ft.                      Landscaped Area: \_\_\_\_\_ Sq. Ft.

Proposed Building Coverage: \_\_\_\_\_ Sq. Ft.                      Paved Surface Area: \_\_\_\_\_ Sq. Ft.

**BUILDING CHARACTERISTICS:**

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

Number of floors for each building: \_\_\_\_\_  
\_\_\_\_\_

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

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

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

**UTILITIES AND IRRIGATION FACILITIES:**

Yes  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: \_\_\_\_\_ Turlock Irrigation District                      Sewer\*: \_\_\_\_\_ Keyes Community Services District

Telephone: \_\_\_\_\_ AT&T                      Gas/Propane: \_\_\_\_\_ PG&E

Water\*\*: \_\_\_\_\_ Keyes Community Services District                      Irrigation: \_\_\_\_\_ Turlock Irrigation District

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

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

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

No unexpected sewer flow will be generated.

**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: 28 Total Dwelling Units: 26 Total Acreage: 5.98  
Net Density per Acre: 4.3 Gross Density per Acre: 2.8

<i>(complete if applicable)</i>	Single Family	Two Family Duplex	Multi-Family Apartments	Multi-Family Condominium/Townhouse
Number of Units:	<u>26</u>	<u></u>	<u></u>	<u></u>
Acreage:	<u>5.98</u>	<u></u>	<u></u>	<u></u>

**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)

The project will connect to Norma Way  
\_\_\_\_\_  
\_\_\_\_\_

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) \_\_\_\_\_

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

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

**EROSION CONTROL:**

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

Straw wattles will be utilized to prevent sediment runoff from the project site during construction. A Storm Water Pollution Prevention Plan (SWPPP) will be prepare in the future.

**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)

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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

Stanislaus County
Planning and Community Development

Mitigation Monitoring and Reporting Program

Adapted from CEQA Guidelines sec. 15097 Final Text, October 26, 1998

May 17, 2018

- 1. Project title and location: General Plan Amendment & Vesting Tentative Subdivision Map Application No. PLN2017-0013 - Gold Star Investments, LLC
2. Project Applicant name and address: Gold Star Investments, LLC
3. Person Responsible for Implementing Mitigation Program (Applicant Representative): Stanislaus County Department of Public Works
4. Contact person at County: Denzel Henderson, Assistant Planner

MITIGATION MEASURES AND MONITORING PROGRAM:

List all Mitigation Measures by topic as identified in the Mitigated Negative Declaration and complete the form for each measure.

XVI. TRANSPORTATION/TRAFFIC

No.1. Prior to issuance of any building permit for a single-family dwelling, the applicant shall pay the Keyes Community Plan Mitigation Funding Program fees for Low Density Residential (R-1) per the Keyes Community Plan Adopted on April 18, 2000.

- Who Implements the Measure: Applicant
When should the measure be implemented: At time of permit issuance
When should it be completed: At time of permit issuance
Who verifies compliance: Stanislaus County Planning and Community Development Department
Other Responsible Agencies: Stanislaus County Public Works Department

I, the undersigned, do hereby certify that I understand and agree to be responsible for implementing the Mitigation Program for the above listed project.

Signature on file
Person Responsible for Implementing Mitigation Program

May 21, 2018
Date

**DEPARTMENT OF TRANSPORTATION**

P.O. BOX 2048 STOCKTON, CA 95201  
(1976 E. CHARTER WAY/1976 E. DR. MARTIN  
LUTHER KING JR. BLVD. 95205)  
TTY: California Relay Service (800) 735-2929  
PHONE (209) 941-1921  
FAX (209) 948-7194



*Flex your power!  
Be energy efficient!*

December 18, 2017

**10-STA-SR-99 PM 7.85  
Gold Star Investments, LLC  
Early Consultation – General  
Plan Amendment & Vesting  
Tentative Subdivision Map**

Mr. Denzel Henderson  
Planning and Community Development  
1010 10<sup>th</sup> Street, Suite 3400  
Modesto, CA 95354

Dear Mr. Henderson:

The California Department of Transportation (Caltrans) appreciates the opportunity to comment on the Early Consultation, General Plan Amendment & Vesting Tentative Subdivision Map Application No. PLN2017-0013- Gold Star Investments, LLC. The applicant is requesting to amend a portion of the site's Community Plan from Commercial to Residential - Low Density and to subdivide the 9.54-acre site into 26 residential lots. This project is located at 4827 Nunes Road, south of Norma Way and west of Washington Road, in the Keyes area.

Upon review of the project, Caltrans has the following comments:

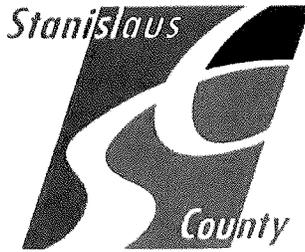
- The project will need to pay fair-share for any improvements to ramps at SR 99/Keyes Road interchange.
- When the remainder parcel begins to develop please submit for us to review.

If you have any questions, please contact Eduardo Fuentes at (209) 948-7783 (e-mail: Eduardo.Fuentes@dot.ca.gov) or myself at (209) 941-1921.

Sincerely,

A handwritten signature in black ink that reads "Eduardo Fuentes".

TOM DUMAS, Chief  
Office of Metropolitan Planning



**CHIEF EXECUTIVE OFFICE**

**Jody L. Hayes**  
Chief Executive Officer

**Patricia Hill Thomas**  
Chief Operations Officer/  
Assistant Executive Officer

**Keith D. Boggs**  
Assistant Executive Officer

**Patrice M. Dietrich**  
Assistant Executive Officer

**STANISLAUS COUNTY ENVIRONMENTAL REVIEW COMMITTEE**

December 18, 2017

Denzel Henderson, Assistant Planner  
Stanislaus County Planning and Community Development  
1010 10<sup>th</sup> Street, Suite 3400  
Modesto, CA 95354

**SUBJECT: ENVIRONMENTAL REFERRAL – GOLD STAR INVESTMENTS, LLC –  
GENERAL PLAN AMENDMENT & VESTING TENTATIVE SUBDIVISION MAP  
APPLICATION NO. PLN2017-0013 – EARLY CONSULTATION**

Mr. Henderson:

Thank you for the opportunity to review the Early Consultation phase of the above-referenced project.

The Stanislaus County Environmental Review Committee (ERC) has reviewed the subject project and provides the following comments:

**Public Services and Recreation**

Goal Four of the Stanislaus County General Plan Land Use Element is to, "Ensure that an effective level of public service is provided in unincorporated areas." By subdividing a 9.54 acre parcel into 26 residential lots the project will impact the accepted ratio of three net acres of developed neighborhood parks for every 1,000 residents, as set in Goal 4, Policy 23 of the Land Use Element. The project applicant should mitigate this impact through land dedication and development, payment of in-lieu-of fees, public facility fees, or other methods acceptable to the Parks Department.

Policy twenty-four further states that, "Future growth shall not exceed the capabilities/capacity of the provider of services such as sewer, water, public safety, solid waste management, road systems, schools, health care facilities, etc." To mitigate roadway impacts, the applicant shall pay the Keyes Community Plan Mitigation Funding Program fees for Residential Land Use per the Keyes Community Plan Adopted on April 18, 2000. The fees were calculated in 2003 at \$178.92 per dwelling. The Mitigation Fees shall be adjusted for inflation using the Engineering News-Record index at the time the building permit is issued. These fees will be paid prior to building permit issuance.



**ENVIRONMENTAL REFERRAL – GOLD STAR INVESTMENTS, LLC – GENERAL PLAN  
AMENDMENT & VESTING TENTATIVE SUBDIVISION MAP APPLICATION NO. PLN2017-  
0013 – EARLY CONSULTATION**

**December 18, 2017**

**Page 2**

The ERC appreciates the opportunity to comment on this project.

Sincerely,

A handwritten signature in black ink that reads "Patrick Cavanah". The signature is written in a cursive, flowing style.

Patrick Cavanah  
Sr. Management Consultant  
Environmental Review Committee

PC:ss

cc: ERC Members

December 7, 2017

Denzel Henderson, Assistant Planner  
Stanislaus County Planning & Community Development  
1010 10<sup>th</sup> Street, Suite 3400  
Modesto, CA 95354

**SUBJECT: EARLY CONSULTATION REFERRAL – GENERAL PLAN AMENDMENT &  
VESTING TENTATIVE SUBDIVISION MAP APPLICATION NO. PLN2017-0013 –  
GOLD STAR INVESTMENTS, LLC**

Dear Mr. Henderson:

Thank you for the opportunity to comment on the referral for the subject proposal. As noted in the application, the project proposes to amend the Community Plan from Commercial to Residential (Low Density) and subdivide the site into 26 residential lots, a storm water retention basin and a remainder lot. The remainder lot is proposed to remain Commercial in the Community Plan.

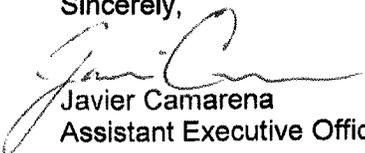
LAFCO has the following comments:

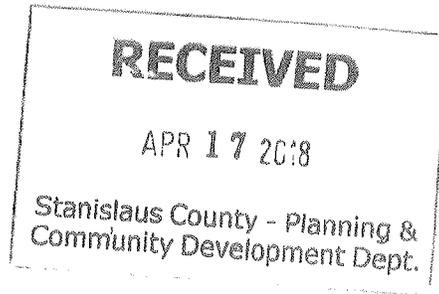
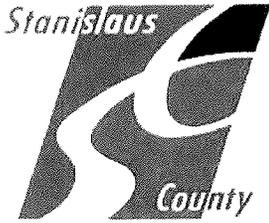
*The project site is currently outside the boundaries of the Keyes Community Services District. Should the project site wish to connect to the Keyes Community Services District for water and/or sewer services, LAFCO review and approval of an annexation is required.*

LAFCO's review of a subsequent annexation application for the proposal makes LAFCO a Responsible Agency pursuant to the California Environmental Quality Act (CEQA). As a Responsible Agency, LAFCO will rely upon the environmental document prepared by Stanislaus County, as Lead Agency, during its review of the annexation proposal. Therefore, the environmental document should include relevant information regarding sufficient water supplies (quantity and quality) and available sewer capacity to serve the project. Additionally, should it be determined during the environmental review that the proposal will have an impact to agricultural lands, preparation of a Plan for Agricultural Preservation will be required, consistent with LAFCO policy, that identifies a method or strategy to minimize the loss of agricultural lands.

If you have any questions regarding these comments, please contact me via email at [camarenaj@stancounty.com](mailto:camarenaj@stancounty.com) or by phone at (209) 525-7660.

Sincerely,

  
Javier Camarena  
Assistant Executive Officer



**DEPARTMENT OF PUBLIC WORKS**

**Matt Machado, PE, LS**  
**Director, County Surveyor**

**Chris Brady, PE**  
**Deputy Director - Design/Survey/Fleet Maintenance**

**Frederic Clark, PE, LS**  
**Deputy Director - Development/Traffic**

**David Leamon, PE**  
**Deputy Director - Construction Administration/Operations**

**Letli Ortiz**  
**Senior Business and Finance Manager**

[www.stancounty.com/publicworks](http://www.stancounty.com/publicworks)

April 16, 2018

To: Denzel Henderson, Assistant Planner, Planning and Community Development

From:  Angie Halverson, Senior Land Development Coordinator

Subject: PLN 2017-0013 Gold Star Investments, LLC, Keyes Community

This is a request to amend a portion of the site's Community Plan from Commercial Plan from Commercial to Residential – Low Density and to subdivide the almost 10 acre site into 26 residential lots, a storm water retention basin, and a remainder lot. The remainder is the Commercial portion of the original lot. Water and sewer will be provided by the Keyes Community Services District. In order to reduce any potential impacts, Public Works recommends the following conditions of approval:

**FINAL MAP**

1. The final map shall be prepared by a licensed land surveyor or a registered civil engineer licensed to practice land surveying in California.
2. Prior to the final map being recorded, all existing structures not shown on the tentative map shall be removed.
3. Prior to the recording of the final map, the new parcels shall be surveyed and fully monumented.
4. Prior to recording, or on the final map, road right-of-way shall be dedicated to Stanislaus County to provide for 30-feet of right-of-way south of the centerline of Norma Way.
5. Road right-of-way shall be dedicated to Stanislaus County to provide for 50 feet of right of way for Tanya Way, Street "B" and Street "C", as labeled on the tentative map.
6. Prior to the recording, or on the final map, road right-of-way shall be dedicated to Stanislaus County to the chord of a 15-foot flow line radius to fit the back of the required improvements located at the corners of Tanya Way and the two intersections with Street "B" and Street "C".
7. Prior to the recording, or on the final map, road right-of-way shall be dedicated to Stanislaus County to the chord of a 25-foot flowline radius to fit the back of the required improvements at the corners located at Tanya Way and Norma Way.

PLN2017-0013  
Gold Star Investments, LLC  
Norma Way Subdivision

IMPROVEMENT PLANS

8. Prior to the recording of the final map, a complete set of improvement plans that are consistent with the Stanislaus County Standards and Specifications and the tentative map shall be submitted and approved by Stanislaus County Public Works. The improvement plans shall include, but not be limited to street lights, curb, gutter, and sidewalk, water, sewer, storm drainage, pavement, pavement markings, road signs, and handicap ramps. North American Vertical Datum shall be used. If available, 1988 data shall be used. The submittal of the improvement plans shall be 1 set on 2' by 3' bond paper with a set of plans in PDF format.
9. All facilities in the public right of way shall meet current ADA (Americans with Disabilities Act) Standards.
10. Prior to the recording of the final map and approval of the improvement plans, written authorization shall be reviewed and approved by Public Works and Planning concerning the storm drainage basin. It is the intention of the project to utilize and expand the proposed basin located on the neighboring subdivision Keyes 19 for storm water runoff. If it is determined that there is not sufficient capacity to serve both projects, the basin will be modified as needed utilizing the adjoining lots on the Norma Way Subdivision. The written authorization shall be recorded and reflected on the final map for the Norma Way Subdivision.
11. Prior to the improvement plans being approved, a treatment for the irrigation structure at the northeast of the property shall be submitted and approved by Stanislaus County Public Works and the Turlock Irrigation District. This treatment must be aesthetically pleasing but not affect the function of the structure.
12. A geotechnical report shall be provided as per Stanislaus County Public Works Standards and Specifications.
13. Prior to the start of importing, exporting or otherwise moving any dirt, a grading permit shall be obtained from the Department of Public Works. Public Works will review and approve the grading and drainage calculations. The grading and drainage plan shall include the following information:
  - The grading and drainage plan shall comply with the National Pollutant Discharge Elimination System (MS4 Phase II NPDES Permit) General Permit and Stanislaus County storm water treatment and quality standards.
  - The grading, drainage, and associated work shall be accepted by Stanislaus County Public Works prior to a final inspection or occupancy, as required by the grading permit.
  - The Public Works inspector shall be contacted 48 hours prior to the commencement of any grading or drainage work on-site.
  - The grading plan shall show that the lowest finished floor elevation within the subdivision will be at least 12 inches above the high water elevation of the 100-year flood.

PLN2017-0013

Gold Star Investments, LLC

Norma Way Subdivision

14. Prior to the approval of the improvement plans, the fence separating the commercial portion of the existing lot from the residential subdivision shall be shown on the improvement plans as a masonry wall per Stanislaus County Code.
15. Prior to the Department of Public Works reviewing any plan or inspections associated with the subdivision, the subdivider shall sign a "Subdivision Processing/Inspection Agreement" and post a \$5,000 deposit with Public Works.
16. An Engineer's Estimate shall be provided for the subdivision improvements so the amount of the bond/approved financial security can be determined if a Subdivision Improvement Agreement is required. The Engineer's Estimate shall be wet stamped and signed by a licensed civil engineer.
17. Prior to the final map being recorded, the subdivider shall either:
  - a. Sign a 'Subdivision Improvement Agreement' and post the required certificates of insurance and subdivision bonds or approved security with the Department of Public Works; or
  - b. Construct all subdivision improvements and have the improvements accepted by the Stanislaus County Board of Supervisors.
18. Prior to any work being done in the Stanislaus County road right of way, an Encroachment Permit shall be obtained.

#### UTILITIES

19. All new utilities shall be underground and located in public utility easements. A 10-foot wide public utility easement (P.U.E.) shall be located adjacent to the right-of-way of Tanya Way, Norma Way, Street "B", and Street "C". The P.U.E. shall be shown on the final map.
20. Prior to the recording of the final map, a will serve letter shall be provided for both the water and sewer connections to the Keyes Community Services District.
21. Prior to the final map being recorded, the Keyes Community Services District shall provide a letter to the Department of Public Works stating the District will maintain the new street lights. All street lights shall be installed on steel poles.
22. Prior to recording of the final map, a county service area (CSA) shall be annexed into the Keyes CSA to provide funds to ensure future maintenance of the storm drainage system and any landscaped areas. The developer shall provide all necessary documents and pay all fees associated with the annexation of the CSA. As part of the annexation, a formula or method for the calculation of the annual assessment shall be approved. The annexation process may take up to 5 to 6 months or more and will require LAFCO approval. Please contact Public Works at (209) 525-4130 for additional information regarding CSA annexation requirements.

PLN2017-0013  
Gold Star Investments, LLC  
Norma Way Subdivision

ACCEPTANCE OF IMPROVEMENTS

23. Prior to the acceptance of the subdivision improvements, the lot grades shall conform to the approved grading plan. Written certification by a civil engineer or geotechnical engineer is required by the Department of Public Works.
24. Prior to acceptance of the subdivision improvements, all existing irrigation lines within the area to be subdivided shall be removed. All work shall be done in accordance with the requirement of the Department of Public Works and the Turlock Irrigation District.
25. Prior to acceptance of the subdivision improvements as specified in the County standards, a set of Record Drawings (mylars), and electronically scanned files for each sheet in a PDF format shall be provided to and approved by the Department of Public Works. The Record Drawings shall be on 3 mil mylar with each sheet signed and stamped by the design engineer and marked "Record Drawing" or "As-Built."
26. Prior to the acceptance of the subdivision improvements, one bench mark (brass cap) shall be established within the subdivision on a brass cap and the elevation shall be shown on the Record Drawing. A completed Bench Mark card shall be furnished to the Department of Public Works Survey Department. This will include the bench loop with the vertical datum.
27. Prior to the acceptance of the subdivision improvements, street monuments and covers shall be installed to County standards.
28. Prior to the end of the one year maintenance period, all public roads shall have a fog seal applied prior to the final acceptance by Stanislaus County.

MITIGATION MEASURE

Prior to the issuance of a building permit, the applicant/property owner shall pay the Keyes Community Plan Mitigation Funding Program fees for Low Density Residential per the Keyes community Plan adopted on April 8, 2000. The fees were calculated in 2003 at \$178.92 per single family dwelling. The fees were adjusted for inflation using the Engineering News-Record index, the December 2017 fees are \$293.43 per single family dwelling.



December 5, 2017

Denzel Henderson  
County of Stanislaus  
Department of Planning & Community Development  
1010 10<sup>th</sup> Street, Suite 3400  
Modesto, CA. 95354

**Agency Project: General Plan Amendment & Vesting Tentative Subdivision Map  
Application No. PLN2017-0013 for Gold Star Investments**

**District CEQA Reference No: 20171314**

Dear Mr. Henderson:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the above referenced project. Per the Early Consultation Referral, the Project consists of a request to amend a portion of the site's Community Plan from Commercial to Residential – Low Density and to subdivide the 9.54± acre site into 26 residential lots, a storm water retention basin and a 3.5± acre remainder lot. The Project site is located at 4827 Nunes Road, south of Norma Way and west of Washington Road, in the Keyes area. (APN: 045-071-006) The District offers the following comments:

1. Significance Impact for Annual Criteria Pollutants Emissions – The Project specific annual emissions of criteria pollutants are not expected to exceed any of the following District significance thresholds: 100 tons per year of carbon monoxide (CO), 10 tons per year of oxides of nitrogen (NOx), 10 tons per year of reactive organic gases (ROG), 27 tons per year of oxides of sulfur (SOx), 15 tons per year of particulate matter of 10 microns or less in size (PM10), or 15 tons per year of particulate matter of 2.5 microns or less in size (PM2.5). Therefore, the District concludes that the Project would have a less than significant impact on air quality when compared to the above-listed annual criteria pollutant emissions significance thresholds.

**Seyed Sadredin**  
Executive Director/Air Pollution Control Officer

**Northern Region**  
4800 Enterprise Way  
Modesto, CA 95356-8718  
Tel: (209) 557-6400 FAX: (209) 557-6475

**Central Region (Main Office)**  
1990 E. Gettysburg Avenue  
Fresno, CA 93726-0244  
Tel: (559) 230-6000 FAX: (559) 230-6061

**Southern Region**  
34946 Flyover Court  
Bakersfield, CA 93308-9725  
Tel: 661-392-5500 FAX: 661-392-5585

2. District Rule 9510 (Indirect Source Review) – At full build-out, the Project will not be equal to or exceed 50 residential dwelling units. Therefore, the Project is not subject to District Rule 9510.

District Rule 9510 is intended to mitigate a project's impact on air quality through project design elements or by payment of applicable off-site mitigation fees. Any applicant subject to District Rule 9510 is required to submit an Air Impact Assessment (AIA) application to the District no later than applying for final discretionary approval. Information about how to comply with District Rule 9510 can be found online at: <http://www.valleyair.org/ISR/ISRHome.htm>. The AIA application form can be found online at: <http://www.valleyair.org/ISR/ISRFormsAndApplications.htm>.

3. District Rule 4002 (National Emissions Standards for Hazardous Air Pollutants) - In the event an existing building will be renovated, partially demolished or removed, the Project may be subject to District Rule 4002. This rule requires a thorough inspection for asbestos to be conducted before any regulated facility is demolished or renovated. Information on how to comply with District Rule 4002 can be found online at: <http://www.valleyair.org/busind/comply/asbestosbuln.htm>.
4. Regulation VIII (Fugitive PM10 Prohibitions) - The Project will be subject to Regulation VIII. The project proponent is required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan prior to commencing any earthmoving activities as described in District Rule 8021 – *Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities*. Information on how to comply with Regulation VIII can be found online at: [http://www.valleyair.org/busind/comply/PM10/compliance\\_PM10.htm](http://www.valleyair.org/busind/comply/PM10/compliance_PM10.htm)
5. Other District Rules and Regulations – The above list of rules is neither exhaustive nor exclusive. For example, the Project may be subject to the following District rules, including: Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). To identify other District rules or regulations that apply to this Project or to obtain information on the District's permit requirements, such as an Authority to Construct (ATC), the Project proponent is strongly encouraged to contact the District's Small Business Assistance Office at (209) 557-6446 or e-mail [SBA@valleyair.org](mailto:SBA@valleyair.org). Current District rules can be found online at the District's website at: [www.valleyair.org/rules/1ruleslist.htm](http://www.valleyair.org/rules/1ruleslist.htm).
6. Potential Air Quality Improvement Measures - The District encourages the following air quality improvement measures to further reduce Project related emissions from construction and operation. A complete list of potential air quality improvement measures can be found online at: <http://www.valleyair.org/ceqaconnected/aqimeasures.aspx>.



- a. Cleaner Off-Road Construction Equipment – This measure is to utilize off-road construction fleets that can achieve fleet average emissions equal to or cleaner than the Tier II emission standards. This can be achieved through any combination of uncontrolled engines and engines complying with Tier II and above engine standards.
- b. Improve Walkability Design – This measure is to improve design elements to enhance walkability and connectivity. Improved street network characteristics within a neighborhood include street accessibility, usually measured in terms of average block size, proportion of four-way intersections, or number of intersections per square mile. Design is also measured in terms of sidewalk coverage, building setbacks, street widths, pedestrian crossings, presence of street trees, and a host of other physical variables that differentiate pedestrian-oriented environments from auto-oriented environments.
- c. Improve Destination Accessibility – This measure is to locate the project in an area with high accessibility to destinations. Destination accessibility is measured in terms of the number of jobs or other attractions reachable within a given travel time, which tends to be highest at central locations and lowest at peripheral ones. The location of the project also increases the potential for pedestrians to walk and bike to these destinations and therefore reduces the (vehicle miles traveled) VMT.
- d. Increase Transit Accessibility – This measure is to locate the project with high density near transit which will facilitate the use of transit by people traveling to or from the Project site. The use of transit results in a mode shift and therefore reduced VMT. A project with a residential/commercial center designed around a rail or bus station, is called a transit-oriented development (TOD). The project description should include, at a minimum, the following design features:
  - A transit station/stop with high-quality, high-frequency bus service located within a 5-10 minute walk (or roughly ¼ mile from stop to edge of development), and/or
  - A rail station located within a 20 minute walk (or roughly ½ mile from station to edge of development)
  - Fast, frequent, and reliable transit service connecting to a high percentage of regional destinations
  - Neighborhood designed for walking and cycling

The District recommends that a copy of the District's comments be provided to the Project proponent. District staff is available to meet with you and/or the applicant to further discuss the regulatory requirements that are associated with this Project.

If you have any questions or require further information, please call Georgia Stewart, at (559) 230-5937 or email [georgia.stewart@valleyair.org](mailto:georgia.stewart@valleyair.org). When calling or emailing the District, please reference District CEQA number 20171314.

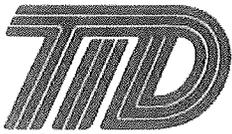
Sincerely,

Arnaud Marjollet  
Director of Permit Services

A handwritten signature in cursive script that reads "Georgia Stewart".

*For:* Brian Clements  
Program Manager

AM: gs



December 13, 2017

RECEIVED

DEC 15 2017

STANISLAUS CO. PLANNING &  
COMMUNITY DEVELOPMENT DEPT.

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

RE: GPA & VTSM Application No. PLN2017-0013 – Gold Star Investments LLC

Dear Mr. Henderson:

The Turlock Irrigation District (District) acknowledges the opportunity to review and comment on the referenced project. District standards require development occurring within the District’s boundary that impacts irrigation and electric facilities, to meet the District’s requirements.

An existing 30” RCP irrigation pipeline and irrigation control structure belonging to Improvement District 770 are located on the northeast corner of the subject property. The mainline exits north out of the box in 24” RCP crossing Norma Way before continuing to the west. Unless the downstream parcels abandon from the improvement district, these facilities must remain. Additionally, there is a dirt ditch within an irrigation easement exiting the box to the south along the east boundary of the project, which only serves the subject property. This ditch shall be removed and the opening in the aforementioned control structure sealed.

It will be necessary for the developer to submit plans detailing the existing irrigation facilities, relative to the proposed site improvements, in order for the District to determine specific impacts and requirements. The District shall review and approve all maps and plans of the project. Any improvements to this property which impact irrigation facilities shall be subject to the District’s approval and meet all District standards and specifications.

If it is determined that irrigation facilities will be impacted, the applicant will need to provide irrigation improvement plans and enter into an Irrigation Improvements Agreement for the required irrigation facility modifications. There is a District Board approved time and material fee associated with this review. Work on irrigation facilities can typically only be performed during the non-irrigation season, which typically runs from November 1, thru March 1, but can vary.

The subject parcel is a member of Improvement District (ID) 770, known as the West Branch of the Herbert Hatch. District Standards require that properties that will no longer irrigate or have

Mr. Henderson  
December 13, 2017  
Page 2

direct access to water must apply for abandonment of the parcel(s) from the improvement district(s).

Developed property adjoining irrigated ground must be graded so that finished grading elevations are at least 6 inches higher than irrigated ground. A protective berm must be installed to prevent irrigation water from reaching non-irrigated properties. Stub-end streets adjoining irrigated ground must have a berm installed at least 12" above the finished grade of the irrigated parcel(s).

A 13-foot Public Utility Easement must be dedicated along all street frontages. It appears a slightly wider PUE will be required around the aforementioned irrigation control structure at the NE corner of the project.

The front building setback is to be a minimum of 15-feet from the property line and a minimum of 15-feet from the back-of-sidewalk to enable the safe placement of utilities.

If you have any questions concerning irrigation system requirements, please contact me at (209) 883-8367. Questions regarding electric utility requirements should be directed to David Porath at (209) 883-8659.

Sincerely,



Todd Troglin  
Supervising Engineering Technician, Civil  
CF: 2016060



RECEIVED

DEC 15 2017



EDMUND G. BROWN JR.  
GOVERNOR



MATTHEW RODRIGUEZ  
SECRETARY FOR  
ENVIRONMENTAL PROTECTION

STANISLAUS CO. PLANNING &  
COMMUNITY DEVELOPMENT DEPT.

**Central Valley Regional Water Quality Control Board**

11 December 2017

Denzel Henderson  
Stanislaus County  
Department of Planning and Community Development  
1010 10<sup>th</sup> Street, Suite 3400  
Modesto, CA 95354

CERTIFIED MAIL  
91 7199 9991 7035 8420 9448

**COMMENTS TO REQUEST FOR REVIEW FOR THE EARLY CONSULTATION, GENERAL PLAN AMENDMENT AND VESTING TENTATIVE SUBDIVISION MAP APPLICATION NO. PLN2017-0013 – GOLD STAR INVESTMENTS, LLC PROJECT, STANISLAUS COUNTY**

Pursuant to the Stanislaus County Department of Planning and Community Development's 30 November 2017 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the *Request for Review for the Early Consultation* for the General Plan Amendment and Vesting Tentative Subdivision Map Application No. PLN2017-0013 – Gold Star Investments, LLC Project, located in Stanislaus County.

Our agency is delegated with the responsibility of protecting the quality of surface and groundwaters of the state; therefore our comments will address concerns surrounding those issues.

**I. Regulatory Setting**

**Basin Plan**

The Central Valley Water Board is required to formulate and adopt Basin Plans for all areas within the Central Valley region under Section 13240 of the Porter-Cologne Water Quality Control Act. Each Basin Plan must contain water quality objectives to ensure the reasonable protection of beneficial uses, as well as a program of implementation for achieving water quality objectives with the Basin Plans. Federal regulations require each state to adopt water quality standards to protect the public health or welfare, enhance the quality of water and serve the purposes of the Clean Water Act. In California, the beneficial uses, water quality objectives, and the Antidegradation Policy are the State's water quality standards. Water quality standards are also contained in the National Toxics Rule, 40 CFR Section 131.36, and the California Toxics Rule, 40 CFR Section 131.38.

The Basin Plan is subject to modification as necessary, considering applicable laws, policies, technologies, water quality conditions and priorities. The original Basin Plans were adopted in 1975, and have been updated and revised periodically as required, using Basin Plan amendments. Once the Central Valley Water Board has adopted a Basin Plan

KARL E. LONGLEY SCD, P.E., CHAIR | PAMELA C. CREEDON P.E., BCCE, EXECUTIVE OFFICER

11020 Sun Center Drive #200, Rancho Cordova, CA 95670 | [www.waterboards.ca.gov/centralvalley](http://www.waterboards.ca.gov/centralvalley)

amendment in noticed public hearings, it must be approved by the State Water Resources Control Board (State Water Board), Office of Administrative Law (OAL) and in some cases, the United States Environmental Protection Agency (USEPA). Basin Plan amendments only become effective after they have been approved by the OAL and in some cases, the USEPA. Every three (3) years, a review of the Basin Plan is completed that assesses the appropriateness of existing standards and evaluates and prioritizes Basin Planning issues.

For more information on the *Water Quality Control Plan for the Sacramento and San Joaquin River Basins*, please visit our website:

[http://www.waterboards.ca.gov/centralvalley/water\\_issues/basin\\_plans/](http://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/).

### **Antidegradation Considerations**

All wastewater discharges must comply with the Antidegradation Policy (State Water Board Resolution 68-16) and the Antidegradation Implementation Policy contained in the Basin Plan. The Antidegradation Policy is available on page IV-15.01 at:

[http://www.waterboards.ca.gov/centralvalleywater\\_issues/basin\\_plans/sacsjr.pdf](http://www.waterboards.ca.gov/centralvalleywater_issues/basin_plans/sacsjr.pdf)

In part it states:

*Any discharge of waste to high quality waters must apply best practicable treatment or control not only to prevent a condition of pollution or nuisance from occurring, but also to maintain the highest water quality possible consistent with the maximum benefit to the people of the State.*

*This information must be presented as an analysis of the impacts and potential impacts of the discharge on water quality, as measured by background concentrations and applicable water quality objectives.*

The antidegradation analysis is a mandatory element in the National Pollutant Discharge Elimination System and land discharge Waste Discharge Requirements (WDRs) permitting processes. The environmental review document should evaluate potential impacts to both surface and groundwater quality.

## **II. Permitting Requirements**

### **Construction Storm Water General Permit**

Dischargers whose project disturb one or more acres of soil or where projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Storm Water Discharges Associated with Construction Activities (Construction General Permit), Construction General Permit Order No. 2009-009-DWQ. Construction activity subject to this permit includes clearing, grading, grubbing, disturbances to the ground, such as stockpiling, or excavation, but does not include regular maintenance activities performed to

restore the original line, grade, or capacity of the facility. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP).

For more information on the Construction General Permit, visit the State Water Resources Control Board website at:

[http://www.waterboards.ca.gov/water\\_issues/programs/stormwater/constpermits.shtml](http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml).

#### **Phase I and II Municipal Separate Storm Sewer System (MS4) Permits<sup>1</sup>**

The Phase I and II MS4 permits require the Permittees reduce pollutants and runoff flows from new development and redevelopment using Best Management Practices (BMPs) to the maximum extent practicable (MEP). MS4 Permittees have their own development standards, also known as Low Impact Development (LID)/post-construction standards that include a hydromodification component. The MS4 permits also require specific design concepts for LID/post-construction BMPs in the early stages of a project during the entitlement and CEQA process and the development plan review process.

For more information on which Phase I MS4 Permit this project applies to, visit the Central Valley Water Board website at:

[http://www.waterboards.ca.gov/centralvalley/water\\_issues/storm\\_water/municipal\\_permits/](http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/municipal_permits/).

For more information on the Caltrans Phase I MS4 Permit, visit the State Water Resources Control Board at:

[http://www.waterboards.ca.gov/water\\_issues/programs/stormwater/caltrans.shtml](http://www.waterboards.ca.gov/water_issues/programs/stormwater/caltrans.shtml).

For more information on the Phase II MS4 permit and who it applies to, visit the State Water Resources Control Board at:

[http://www.waterboards.ca.gov/water\\_issues/programs/stormwater/phase\\_ii\\_municipal.shtml](http://www.waterboards.ca.gov/water_issues/programs/stormwater/phase_ii_municipal.shtml)

#### **Industrial Storm Water General Permit**

Storm water discharges associated with industrial sites must comply with the regulations contained in the Industrial Storm Water General Permit Order No. 2014-0057-DWQ.

For more information on the Industrial Storm Water General Permit, visit the Central Valley Water Board website at:

[http://www.waterboards.ca.gov/centralvalley/water\\_issues/storm\\_water/industrial\\_general\\_permits/index.shtml](http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/industrial_general_permits/index.shtml).

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<sup>1</sup> Municipal Permits = The Phase I Municipal Separate Storm Water System (MS4) Permit covers medium sized Municipalities (serving between 100,000 and 250,000 people) and large sized municipalities (serving over 250,000 people). The Phase II MS4 provides coverage for small municipalities, including non-traditional Small MS4s, which include military bases, public campuses, prisons and hospitals.

#### **Clean Water Act Section 404 Permit**

If the project will involve the discharge of dredged or fill material in navigable waters or wetlands, a permit pursuant to Section 404 of the Clean Water Act may be needed from the United States Army Corps of Engineers (USACOE). If a Section 404 permit is required by the USACOE, the Central Valley Water Board will review the permit application to ensure that discharge will not violate water quality standards. If the project requires surface water drainage realignment, the applicant is advised to contact the Department of Fish and Game for information on Streambed Alteration Permit requirements.

If you have any questions regarding the Clean Water Act Section 404 permits, please contact the Regulatory Division of the Sacramento District of USACOE at (916) 557-5250.

#### **Clean Water Act Section 401 Permit – Water Quality Certification**

If an USACOE permit (e.g., Non-Reporting Nationwide Permit, Nationwide Permit, Letter of Permission, Individual Permit, Regional General Permit, Programmatic General Permit), or any other federal permit (e.g., Section 10 of the Rivers and Harbors Act or Section 9 from the United States Coast Guard), is required for this project due to the disturbance (i.e., discharge of dredge or fill material) of waters of the United States (such as streams and wetlands), then a Water Quality Certification must be obtained from the Central Valley Water Board prior to initiation of project activities. There are no waivers for 401 Water Quality Certifications.

#### **Waste Discharge Requirements (WDRs)**

##### *Discharges to Waters of the State*

If USACOE determines that only non-jurisdictional waters of the State (i.e., “non-federal” waters of the State) are present in the proposed project area, the proposed project may require a Waste Discharge Requirement (WDR) permit to be issued by Central Valley Water Board. Under the California Porter-Cologne Water Quality Control Act, discharges to all waters of the State, including all wetlands and other waters of the State including, but not limited to, isolated wetlands, are subject to State regulation.

##### *Land Disposal of Dredge Material*

If the project will involve dredging, Water Quality Certification for the dredging activity and Waste Discharge Requirements for the land disposal may be needed.

##### *Local Agency Oversight*

Pursuant to the State Water Board’s Onsite Wastewater Treatment Systems Policy (OWTS Policy), the regulation of septic tank and leach field systems may be regulated under the local agency’s management program in lieu of WDRs. A county environmental health department may permit septic tank and leach field systems designed for less than 10,000 gpd. For more information on septic system regulations, visit the Central Valley Water Board’s website at:

[http://www.waterboards.ca.gov/centralvalley/water\\_issues/owts/sb\\_owts\\_policy.pdf](http://www.waterboards.ca.gov/centralvalley/water_issues/owts/sb_owts_policy.pdf)



For more information on the Water Quality Certification and WDR processes, visit the Central Valley Water Board website at:  
[http://www.waterboards.ca.gov/centralvalley/help/business\\_help/permit2.shtml](http://www.waterboards.ca.gov/centralvalley/help/business_help/permit2.shtml).

#### **Dewatering Permit**

If the proposed project includes construction or groundwater dewatering to be discharged to land, the proponent may apply for coverage under State Water Board General Water Quality Order (Low Risk General Order) 2003-0003 or the Central Valley Water Board's Waiver of Report of Waste Discharge and Waste Discharge Requirements (Low Risk Waiver) R5-2013-0145. Small temporary construction dewatering projects are projects that discharge groundwater to land from excavation activities or dewatering of underground utility vaults. Dischargers seeking coverage under the General Order or Waiver must file a Notice of Intent with the Central Valley Water Board prior to beginning discharge.

For more information regarding the Low Risk General Order and the application process, visit the Central Valley Water Board website at:

[http://www.waterboards.ca.gov/board\\_decisions/adopted\\_orders/water\\_quality/2003/wqo/wqo2003-0003.pdf](http://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2003/wqo/wqo2003-0003.pdf)

For more information regarding the Low Risk Waiver and the application process, visit the Central Valley Water Board website at:

[http://www.waterboards.ca.gov/centralvalley/board\\_decisions/adopted\\_orders/waivers/r5-2013-0145\\_res.pdf](http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/waivers/r5-2013-0145_res.pdf)

#### **Regulatory Compliance for Commercially Irrigated Agriculture**

If the property will be used for commercial irrigated agricultural, the discharger will be required to obtain regulatory coverage under the Irrigated Lands Regulatory Program. There are two options to comply:

1. **Obtain Coverage Under a Coalition Group.** Join the local Coalition Group that supports land owners with the implementation of the Irrigated Lands Regulatory Program. The Coalition Group conducts water quality monitoring and reporting to the Central Valley Water Board on behalf of its growers. The Coalition Groups charge an annual membership fee, which varies by Coalition Group. To find the Coalition Group in your area, visit the Central Valley Water Board's website at: [http://www.waterboards.ca.gov/centralvalley/water\\_issues/irrigated\\_lands/app\\_approval/index.shtml](http://www.waterboards.ca.gov/centralvalley/water_issues/irrigated_lands/app_approval/index.shtml); or contact water board staff at (916) 464-4611 or via email at [IrrLands@waterboards.ca.gov](mailto:IrrLands@waterboards.ca.gov).
2. **Obtain Coverage Under the General Waste Discharge Requirements for Individual Growers, General Order R5-2013-0100.** Dischargers not participating in a third-party group (Coalition) are regulated individually. Depending on the specific site conditions, growers may be required to monitor runoff from their property, install monitoring wells, and submit a notice of intent, farm plan, and other

action plans regarding their actions to comply with their General Order. Yearly costs would include State administrative fees (for example, annual fees for farm sizes from 10-100 acres are currently \$1,084 + \$6.70/Acre); the cost to prepare annual monitoring reports; and water quality monitoring costs. To enroll as an Individual Discharger under the Irrigated Lands Regulatory Program, call the Central Valley Water Board phone line at (916) 464-4611 or e-mail board staff at [IrrLands@waterboards.ca.gov](mailto:IrrLands@waterboards.ca.gov).

### **Low or Limited Threat General NPDES Permit**

If the proposed project includes construction dewatering and it is necessary to discharge the groundwater to waters of the United States, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. Dewatering discharges are typically considered a low or limited threat to water quality and may be covered under the General Order for *Dewatering and Other Low Threat Discharges to Surface Waters* (Low Threat General Order) or the General Order for *Limited Threat Discharges of Treated/Untreated Groundwater from Cleanup Sites, Wastewater from Superchlorination Projects, and Other Limited Threat Wastewaters to Surface Water* (Limited Threat General Order). A complete application must be submitted to the Central Valley Water Board to obtain coverage under these General NPDES permits.

For more information regarding the Low Threat General Order and the application process, visit the Central Valley Water Board website at:  
[http://www.waterboards.ca.gov/centralvalley/board\\_decisions/adopted\\_orders/general\\_orders/r5-2013-0074.pdf](http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2013-0074.pdf)

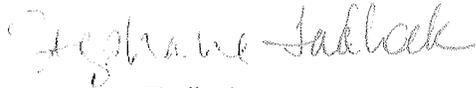
For more information regarding the Limited Threat General Order and the application process, visit the Central Valley Water Board website at:  
[http://www.waterboards.ca.gov/centralvalley/board\\_decisions/adopted\\_orders/general\\_orders/r5-2013-0073.pdf](http://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2013-0073.pdf)

### **NPDES Permit**

If the proposed project discharges waste that could affect the quality of the waters of the State, other than into a community sewer system, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. A complete Report of Waste Discharge must be submitted with the Central Valley Water Board to obtain a NPDES Permit.

For more information regarding the NPDES Permit and the application process, visit the Central Valley Water Board website at:  
[http://www.waterboards.ca.gov/centralvalley/help/business\\_help/permit3.shtml](http://www.waterboards.ca.gov/centralvalley/help/business_help/permit3.shtml)

If you have questions regarding these comments, please contact me at (916) 464-4644 or  
[Stephanie.Tadlock@waterboards.ca.gov](mailto:Stephanie.Tadlock@waterboards.ca.gov).

A handwritten signature in cursive script that reads "Stephanie Tadlock".

**Stephanie Tadlock**  
**Environmental Scientist**



**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

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

**Date:** December 12, 2016

**CCIC File #:** 10122N

**Project:** Proposed new subdivision, Keyes &  
Norman Way Project, 4827 Nunes Road,  
Turlock (Keyes), CA; on northern 6 acres of parcel  
APN 045-071-006

Kyla Mahowald, P.E., Civil Engineer  
NorthStar Engineering Group, Inc.  
620 12<sup>th</sup> St.  
Modesto, CA 95354

Email: [kmahowald@nseng.net](mailto:kmahowald@nseng.net)

Dear Ms. Mahowald,

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

Search of our files includes review of our maps for the specific project area and the immediate vicinity of the project area, and review of the National Register of Historic Places (NRHP), the California Register of Historical Resources (CRHR), *California Inventory of Historic Resources* (DPR 1976), the *California Historical Landmarks* (1990), and the California Points of Historical Interest listing (May 1992 and updates), the Directory of Properties in the Historic Property Data File (HPDF) and the Archaeological Determinations of Eligibility (ADOE) (Office of Historic Preservation current computer lists dated 3-20-2014 and 4-05-2012, respectively), the *Survey of Surveys* (1989), GLO Plats and other historic maps on file for the area, and other pertinent historic data available at the CCIC for each specific county.

The following details the results of the records search:

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

No prehistoric or historic archaeological resources or historic properties have been reported to the CCaIC, in or directly adjacent to the part of the parcel planned for new subdivision, or to the parcel as a whole.

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

None have been formally reported to the Information Center.

**Previous investigations within the project area:**

None have been reported to the CCalC, in or directly adjacent to the part of the parcel planned for new subdivision.

One linear cultural resources survey has been reported along Nunes Road (the southern boundary of the parcel, in the area that is not planned for development at this time):

CCalC report #: ST-00859    Author/Date: D. Chavez (1976)

*An Archaeological Reconnaissance of the Robert's Ferry Reservoir and Water Extraction and Conveyance Systems, Stanislaus County, California: Phase II.*

**Recommendations/Comments:**

Based on existing data in our files the project area (planned subdivision area) has a low sensitivity for the possible discovery of historical resources, prehistoric or historic. No recommendation for further study is offered at this time.

General Advisories:

Please be advised that a historical resource is defined as a building, structure, object, prehistoric or historic archaeological site, or district possessing physical evidence of human activities over 45 years old. There may be unidentified features involved in your project that are 45 years or older and considered as historical resources requiring further study and evaluation by a qualified professional of the appropriate discipline.

We advise you that in accordance with State law, if any historical resources are discovered during project-related activities, all work is to stop and the lead agency and a qualified professional are to be consulted to determine the importance and appropriate treatment of the find. If needed, The Statewide Referral List for Historical Resources Consultants is posted for your use on the internet at <http://chrisinfo.org>. If Native American remains are found the County Coroner and the Native American Heritage Commission, Sacramento (916-373-3710) are to be notified immediately for recommended procedures.

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

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

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

We thank you for using the California Historical Resources Information System (CHRIS). Please let us know when we can be of further service. We have received the completed and signed Access Agreement Short Form from Mr. Coy Stark.

**Note:** Billing will be transmitted to Coy Stark separately, via email, ([lamarroquin@csustan.edu](mailto:lamarroquin@csustan.edu) or [MSR270@csustan.edu](mailto:MSR270@csustan.edu) ) from our Financial Services office (\$150.00), payable within 60 days of receipt of the invoice.

Sincerely,



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

\*Invoice to: Laurie Marroquin [lamarroquin@csustan.edu](mailto:lamarroquin@csustan.edu), Financial Services



Edmund G. Brown Jr.  
Governor

STATE OF CALIFORNIA  
Governor's Office of Planning and Research  
State Clearinghouse and Planning Unit



Ken Alex  
Director

RECEIVED

DEC 11 2017

STANISLAUS CO. PLANNING &  
COMMUNITY DEVELOPMENT DEPT.

**Request for Early Consultation**

December 4, 2017

To: Reviewing Agencies

Re: General Plan Amendment & Vesting Tentative Subdivision Map - PLN2017-0013 - Gold Star Investments, LLC  
SCH# 2017122004

Prior to determining whether a Negative Declaration or an Environmental Impact Report (EIR) is required for a project under CEQA, a Lead Agency is required to consult with all responsible and trustee agencies. This notice and attachment fulfill the early consultation requirement. Recommendations on the appropriate type of environmental document for this project, as well as comments on its scope and content, should be transmitted to the Lead Agency at the address below. You do not have to be a responsible or trustee agency to comment on the project. All agencies are encouraged to comment in a manner that will assist the Lead Agency to prepare a complete and adequate environmental document.

Please direct your comments to:

**Denzel Henderson  
Stanislaus County  
1010 10th Street, Suite 3400  
Modesto, CA 95354**

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to SCH Number 2017122004 in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan  
Director, State Clearinghouse

Attachment  
cc: Lead Agency

**Document Details Report  
State Clearinghouse Data Base**

**SCH#** 2017122004  
**Project Title** General Plan Amendment & Vesting Tentative Subdivision Map - PLN2017-0013 - Gold Star Investments, LLC  
**Lead Agency** Stanislaus County

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**Type** CON Early Consultation  
**Description** Request to maned a portion of the site's Community Plan from Commercial to Residential - Low Density and to subdivide the 9.54 +/- acre site into 26 residential lots, ranging in size from 5,100 +/- sq. ft. a storm water retention basin, and a 3.5 +/- acre remainder lot. The residential lot subdivision and storm water retention basin are located on the existing and proposed Low-Density portion parcel. The project will be served with water and sewer from the Keyes Community Services District.

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**Lead Agency Contact**

**Name** Denzel Henderson  
**Agency** Stanislaus County  
**Phone** 209-525-6330 **Fax**  
**email**  
**Address** 1010 10th Street, Suite 3400  
**City** Modesto **State** CA **Zip** 95354

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**Project Location**

**County** Stanislaus  
**City** Hughson  
**Region**  
**Cross Streets** Norma Way and Washington Road  
**Lat / Long**  
**Parcel No.** 045-071-006  
**Township** 4 **Range** 10 **Section** 30 **Base** MDBM

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**Proximity to:**

**Highways** 99  
**Airports**  
**Railways** UPPR  
**Waterways**  
**Schools** Turlock Jr. HS, Barbara Spratling MS, Turlock USD  
**Land Use** PLU:Open field, single family dwelling Zoning: R-1 US (Single Family Residential Urban Service) GPD: LDR (Low Density Residential) CPD: Residential/Commercial

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**Project Issues**

**Reviewing Agencies** Central Valley Flood Protection Board; Department of Fish and Wildlife, Region 4; Department of Parks and Recreation; Department of Water Resources; California Highway Patrol; Caltrans, District 10; Resources Agency; State Water Resources Control Board, Division of Drinking Water; Regional Water Quality Control Bd., Region 5 (Sacramento); Native American Heritage Commission; Public Utilities Commission

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**Date Received** 12/04/2017 **Start of Review** 12/04/2017 **End of Review** 12/04/2017





**Notice of Completion and  
Environmental Document Transmittal**  
California Environmental Quality Act

**2017122004**

**TO: STATE CLEARINGHOUSE**  
1400 Tenth Street  
Sacramento, CA 95814  
(916) 445-0613

**FROM: STANISLAUS COUNTY  
Planning & Community Development**  
1010 10<sup>th</sup> Street, Suite 3400  
Modesto, CA 95354  
PHONE: (209) 525-8330  
FAX: (209) 525-5811

**Project Title** General Plan Amendment & Vesting Tentative Subdivision Map - PLN2017-0013 - Gold Star Investments, LLC

**Lead Agency** Stanislaus County Planning and Community Development **Contact Person** Denzel Henderson, Assistant Planner  
**Street Address** 1010 10<sup>th</sup> Street, Suite 3400 **Phone** (209) 525-6330  
**City** Modesto, CA **Zip** 95354 **County** Stanislaus

**Present Land Use/Zoning/General Plan Designation:**

PLU: Open field, single family dwelling Zoning: R-1 US (Single-Family Residential Urban Service) GPD: LDR (Low-Density Residential) CPD: Residential/Commercial

**Project Description:** Request to amend a portion of the site's Community Plan from Commercial to Residential - Low Density and to subdivide the 9.54± acre site into 26 residential lots, ranging in size from 5,100± square feet to 8,500± square feet, a storm water retention basin, and a 3.5± acre pond. The residential lot subdivision and storm water retention basin are located on the existing and proposed Low-Density residential area. The project will be served with water and sewer from the Keyes Community Services District.

DEC 04 2017

**Project Location**

**County** Stanislaus County **City/Nearest Community** Hughson/Keyes **Zip Code** 95360 **Total Acres** 9.54± acres  
**Cross Streets** Norma Way and Washington Road  
**Longitude/Latitude (degrees, minutes and seconds):** ° ' " N / ° ' " W  
**Assessor's Parcel Number** 045-071-006 **Section** 30 **Twp.** 4 **Range** 10 **Base**  MDB&M  
**Within 2 Miles:** **State Hwy #** 99 **Waterways** N/A **Airports** N/A **Railways** Union Pacific **Schools** Turlock Junior High School, Barbara Spralling Middle School, Turlock Unified School District

**STATE CLEARINGHOUSE**

**Local Public Review Period (to be filled in by lead agency)**

**Starting Date** November 30, 2017 **Ending Date** December 18, 2017

**Signature** [Signature] **Date** November 29, 2017

**Document Type**

<input type="checkbox"/> CEQA	<input type="checkbox"/> NEPA	<input type="checkbox"/> OTHER
<input type="checkbox"/> NOP	<input type="checkbox"/> NOI	<input type="checkbox"/> Joint Document
<input checked="" type="checkbox"/> Early Cons	<input type="checkbox"/> EA	<input type="checkbox"/> Final Document
<input type="checkbox"/> Neg Dec	<input type="checkbox"/> Draft EIS	<input type="checkbox"/> Other
<input type="checkbox"/> Mit Neg Dec	<input type="checkbox"/> FONSI	
<input type="checkbox"/> Draft EIR		

**Dev. Type:** Residential - 26 units, 6.5 acres

**Local Action Type**

<input type="checkbox"/> General Plan Update	<input type="checkbox"/> Specific Plan	<input type="checkbox"/> Rezone	<input type="checkbox"/> Annexation
<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Master Plan	<input type="checkbox"/> Prezone	<input type="checkbox"/> Redevelopment
<input type="checkbox"/> General Plan Element	<input type="checkbox"/> Planned Unit Development	<input type="checkbox"/> Use Permit	<input type="checkbox"/> Cancel Ag Preserve
<input checked="" type="checkbox"/> Community Plan	<input type="checkbox"/> Site Plan	<input checked="" type="checkbox"/> Land Division (Subdivision, etc.)	<input type="checkbox"/> Other

**State Clearinghouse Contact:** (916) 445-0613

**State Review Began:** 12-4-2017

**EARLY CONSULTATION**

**SEND COMMENTS DIRECTLY TO LEAD AGENCY BY:** 12-18-2017

**Please note State Clearinghouse Number (SCH#) on all Comments**

**SCH#:** 2017122004

**Please forward late comments directly to the Lead Agency**

AQMD/APCD 84

(Resources: 12 / 01)

**Project Sent to the following State Agencies**

<input checked="" type="checkbox"/> Resources	<input type="checkbox"/> Cal EPA
<input checked="" type="checkbox"/> Boating & Waterways	<input type="checkbox"/> ARB: Airport & Freight
<input checked="" type="checkbox"/> Central Valley Flood Prot.	<input type="checkbox"/> ARB: Transportation Projects
<input type="checkbox"/> Coastal Comm	<input type="checkbox"/> ARB: Major Industrial/Energy Resources, Recyc. & Recovery
<input type="checkbox"/> Colorado Rvr Bd	<input checked="" type="checkbox"/> SWRCB: Div. of Drinking Water
<input type="checkbox"/> Conservation	<input type="checkbox"/> SWRCB: Div. Drinking Wtr #
<input checked="" type="checkbox"/> CDFW # <u>4</u>	<input type="checkbox"/> SWRCB: Div. Financial Assist.
<input type="checkbox"/> Cal Fire	<input type="checkbox"/> SWRCB: Wtr Quality
<input type="checkbox"/> Historic Preservation	<input type="checkbox"/> SWRCB: Wtr Rights
<input checked="" type="checkbox"/> Parks & Rec	<input checked="" type="checkbox"/> Reg. WQCB # <u>65</u>
<input type="checkbox"/> Bay Cons & Dev Comm.	<input type="checkbox"/> Toxic Sub Ctrl-CTC
<input checked="" type="checkbox"/> DWR	<input type="checkbox"/> Yth/Adlt Corrections
<input type="checkbox"/> CalSTA	<input type="checkbox"/> Corrections
<input type="checkbox"/> Aeronautics	<input type="checkbox"/> Independent Comm
<input checked="" type="checkbox"/> CHP	<input type="checkbox"/> Delta Protection Comm
<input checked="" type="checkbox"/> Caltrans # <u>10</u>	<input type="checkbox"/> Delta Stewardship Council
<input type="checkbox"/> CHP	<input type="checkbox"/> Energy Commission
<input type="checkbox"/> Trans Planning	<input checked="" type="checkbox"/> NAHC
<input type="checkbox"/> Other	<input checked="" type="checkbox"/> Public Utilities Comm
<input type="checkbox"/> Education	<input type="checkbox"/> Santa Monica Bay Restoration
<input type="checkbox"/> Food & Agriculture	<input type="checkbox"/> State Lands Comm
<input type="checkbox"/> HCD	<input type="checkbox"/> Tahoe Rgl Plan Agency
<input type="checkbox"/> OES	<input type="checkbox"/> Conservancy
<input type="checkbox"/> State/Consumer Svcs	<input type="checkbox"/> Other:
<input type="checkbox"/> General Services	

## MITIGATED NEGATIVE DECLARATION

**NAME OF PROJECT:** General Plan Amendment & Vesting Tentative Subdivision Map Application No. PLN2017-0013 – Gold Star Investments, LLC

**LOCATION OF PROJECT:** 4827 Nunes Road, south of Norma Way and west of Washington Road, in the Community of Keyes. APN: 045-071-006

**PROJECT DEVELOPER:** Gold Star Investments, LLC  
528 E. Main Street  
Turlock, CA 95380

**DESCRIPTION OF PROJECT:** This is a Request to create 28-residential lots, ranging in size from 5,100± square feet to 8,500± square feet, and a 4± acre remainder parcel from a 9.54± acre lot zoned R-1 US (single-family residential Urban Services) zoning district. The request includes an amendment to a portion of the site's Keyes Community Plan Designation from Commercial to Low Density Residential.

Based upon the Initial Study, dated **July 2, 2018**, the Environmental Coordinator finds as follows:

1. This project does not have the potential to degrade the quality of the environment, nor to curtail the diversity of the environment.
2. This project will not have a detrimental effect upon either short-term or long-term environmental goals.
3. This project will not have impacts which are individually limited but cumulatively considerable.
4. This project will not have environmental impacts which will cause substantial adverse effects upon human beings, either directly or indirectly.

The aforementioned findings are contingent upon the following mitigation measures (if indicated) which shall be incorporated into this project:

### XVI. TRANSPORTATION/TRAFFIC

No.1 Mitigation Measure: Prior to issuance of any building permit for a single-family dwelling, the applicant shall pay the Keyes Community Plan Mitigation Funding Program fees for Low Density Residential (R-1) per the Keyes Community Plan Adopted on April 18, 2000. The fees were calculated in 2003 at \$178.92 per dwelling. With the fees adjusted for inflation using the Engineering News-Record index, the April 2017 fees are \$293.43 per dwelling.

The Initial Study and other environmental documents are available for public review at the Department of Planning and Community Development, 1010 10th Street, Suite 3400, Modesto, California.

Initial Study prepared by: Denzel Henderson, Assistant Planner

Submit comments to: Stanislaus County  
Planning and Community Development Department  
1010 10th Street, Suite 3400  
Modesto, California 95354