



Referral
Early Consultation

Date: February 29, 2024
To: Distribution List (See Attachment A)
From: Kristen Anaya, Associate Planner
Planning and Community Development
Subject: PARCEL MAP APPLICATION NO. PLN2023-0114 – ROCHA
Respond By: March 15, 2024

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

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

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

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

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

Applicant: Edward and Joseph Rocha
Project Location: 1401 & 1403 Lundy Road, between McClintock and Freitas Roads, in the Newman area
APN: 049-033-001
Williamson Act Contract: 86-4107
General Plan: Agriculture
Current Zoning: General Agriculture (A-2-40)

Project Description: Request to subdivide a 180± acre parcel into two 45± acre parcels and a 90± acre Remainder in the General Agriculture (A-2-40) zoning district. The site is currently improved with two single-family dwellings, 1,600 and 1,165 square feet in size, a detached garage, an unpermitted trailer, an animal pen, approximately 86± acres of almond orchard, and 82± acres of tomatoes. If approved, Proposed Parcel 1 will be improved with the 1,165 square-foot residence, animal pen, trailer, detached garage and tomato row crops, and will have direct access to both County-maintained McClintock and Lundy Roads. Proposed Parcel 2 will be improved with tomato row crops and have access to County-maintained McClintock and Azevedo Roads. The proposed Remainder will consist of the 1,600 square-foot residence and almond orchard and have access to County-maintained Lundy Road. The existing residences are served by individual septic systems,

which will be contained within their respective parcels, and are both served by a single domestic well which will be contained on Proposed Parcel 1 if approved. The existing almond orchard is irrigated by an on-site agricultural well located on the proposed Remainder. The tomato row crops are flood irrigated from Central California Irrigation District. Existing irrigation ditches are located along all exterior parcel boundaries of the project site, with an existing 30-foot irrigation easement crossing Proposed Parcel 2. If approved, any unpermitted structures will be required to obtain necessary building or demolition permits and irrigation easements will be required to be granted for any infrastructure serving multiple parcels. The entirety of the project site is currently enrolled under Williamson Act Contract No. 86-4107, with both proposed parcels and the Remainder continuing under contract, if approved.

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



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT

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

PARCEL MAP APPLICATION NO. PLN2023-0114 – ROCHA

Attachment A

Distribution List

X	CA DEPT OF CONSERVATION Land Resources		STAN CO ALUC
X	CA DEPT OF FISH & WILDLIFE		STAN CO ANIMAL SERVICES
	CA DEPT OF FORESTRY (CAL FIRE)	X	STAN CO BUILDING PERMITS DIVISION
	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		STAN CO ERC
X	CEMETERY DISTRICT: HILLS FERRY	X	STAN CO FARM BUREAU
X	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO HAZARDOUS MATERIALS
	CITY OF:		STAN CO PARKS & RECREATION
	COMMUNITY SERVICES DIST:	X	STAN CO PUBLIC WORKS
X	COOPERATIVE EXTENSION	X	STAN CO PUBLIC WORKS - SURVEY
X	COUNTY OF: MERCED		STAN CO RISK MANAGEMENT
X	DER GROUNDWATER RESOURCES DIVISION	X	STAN CO SHERIFF
X	FIRE PROTECTION DIST: WEST STAN	X	STAN CO SUPERVISOR DIST 5: C. CONDIT
X	GSA: SAN JOAQUIN RIVER EXCHANGE CONTRACTORS WATER AUTHORITY	X	STAN COUNTY COUNSEL
X	HOSPITAL DIST: WEST SIDE COMMUNITY HEALTHCARE ZONE 3		StanCOG
X	IRRIGATION DIST: CENTRAL CALIFORNIA	X	STANISLAUS FIRE PREVENTION BUREAU
X	MOSQUITO DIST: TURLOCK	X	STANISLAUS LAFCO
X	STANISLAUS COUNTY EMERGENCY MEDICAL SERVICES	X	STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10
	MUNICIPAL ADVISORY COUNCIL:		SURROUNDING LANDOWNERS
X	PACIFIC GAS & ELECTRIC		INTERESTED PARTIES
	POSTMASTER:	X	TELEPHONE COMPANY: AT&T
X	RAILROAD: UNION PACIFIC R.R.		TRIBAL CONTACTS (CA Government Code §65352.3)
X	SAN JOAQUIN VALLEY APCD		US ARMY CORPS OF ENGINEERS
X	SCHOOL DIST 1: NEWMAN-CROWS LANDING UNIFIED	X	US FISH & WILDLIFE
	SCHOOL DIST 2:		US MILITARY (SB 1462) (7 agencies)
	WORKFORCE DEVELOPMENT		USDA NRCS
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: PARCEL MAP APPLICATION NO. PLN2023-0114 – ROCHA

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

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

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

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

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

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

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

Response prepared by:

Name	Title	Date
------	-------	------

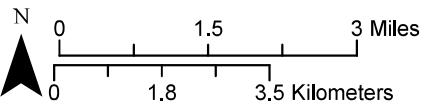
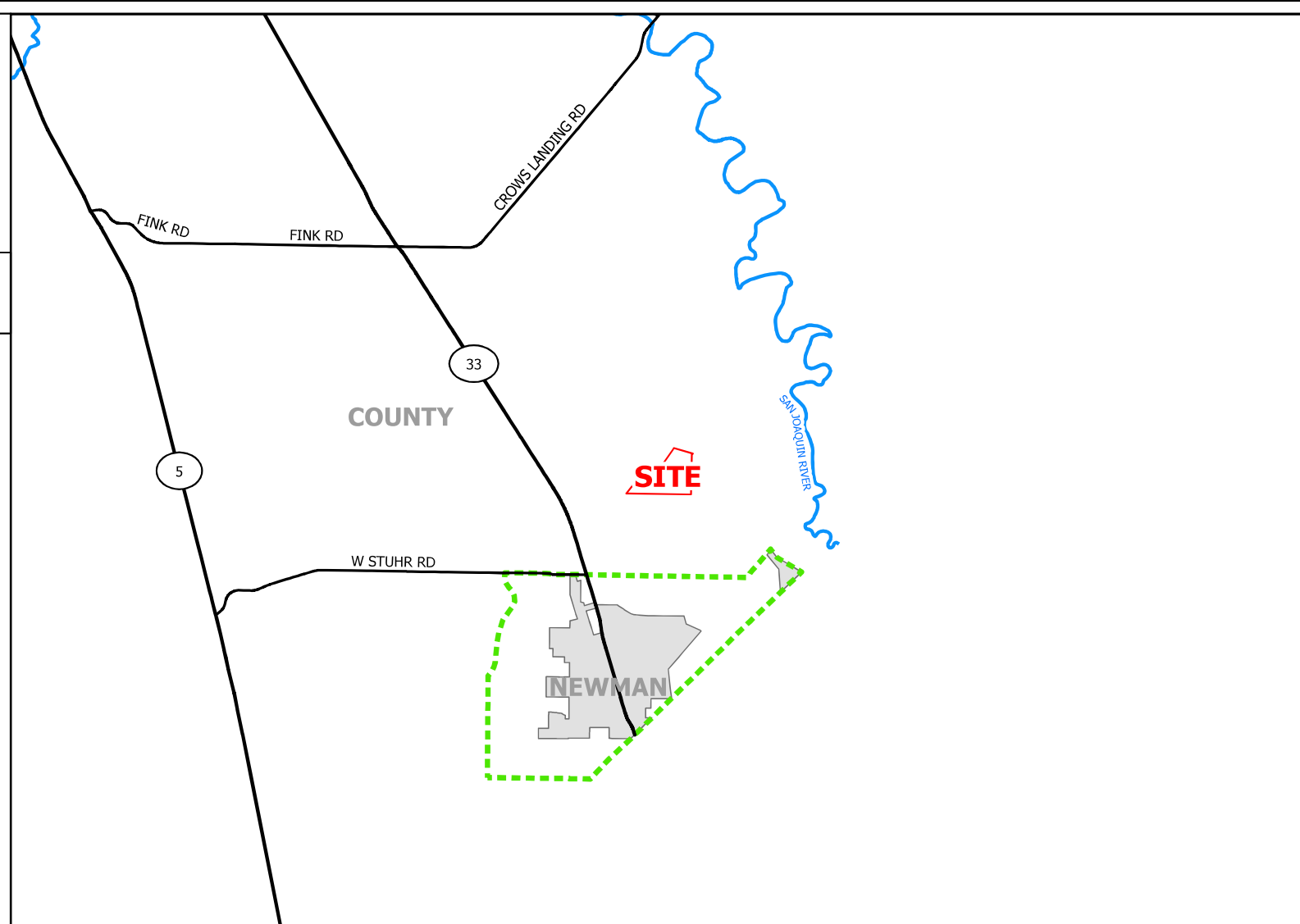
ROCHA

**PM
PLN2023-0114**

AREA MAP

LEGEND

-  Project Site
-  Highway
-  Major Road
-  River
-  Sphere of Influence







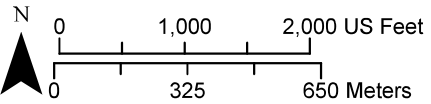
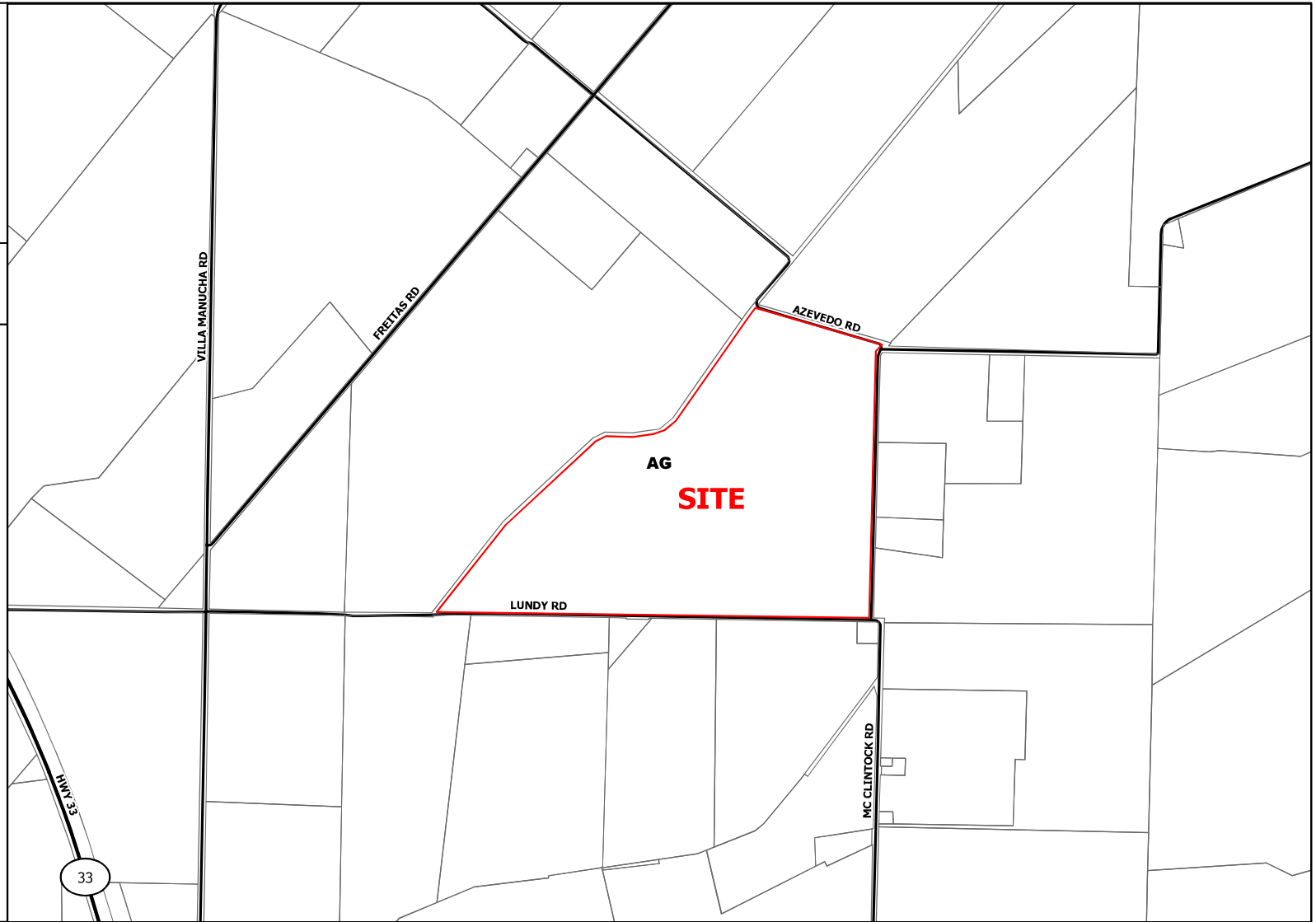
ROCHA

PM PLN2023-0114

GENERAL PLAN MAP

LEGEND

-  Project Site
-  Parcel
-  Highway
-  Agriculture



ROCHA

PM PLN2023-0114

ZONING MAP

LEGEND

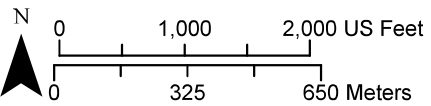
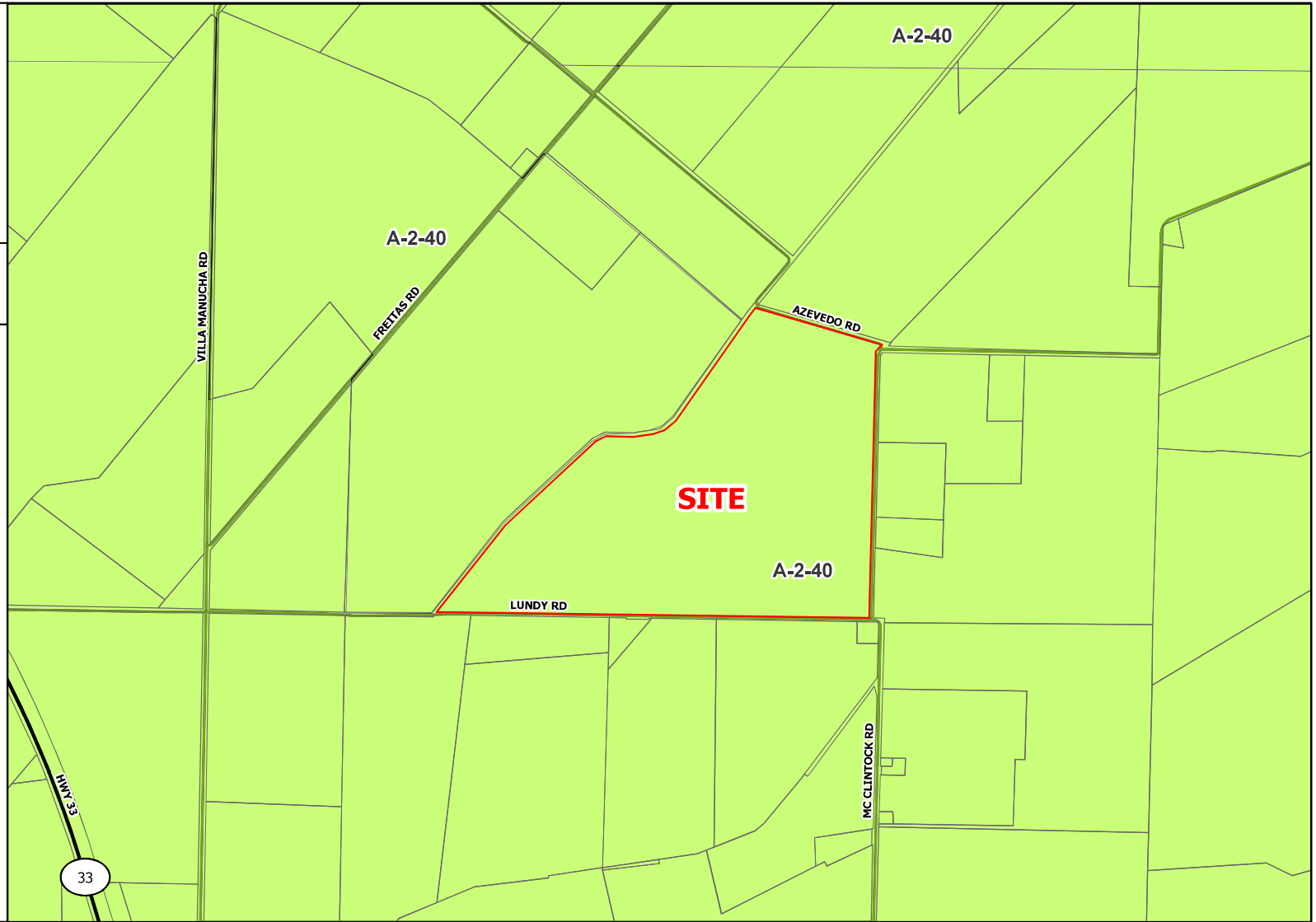
 Project Site

 Parcel

 Highway

Zoning Designation

 General Agriculture 40 Acre



Source: Planning Department GIS




Date Exported: 2/21/2024

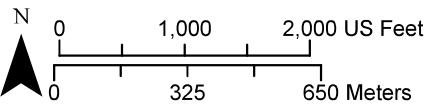
ROCHA

PM PLN2023-0114

2023 AERIAL AREA MAP

LEGEND

-  Project Site
-  Parcel
-  Highway



Source: Planning Department GIS Date Exported: 2/21/2024

Copyright nearmap 2015

ROCHA

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2023 AERIAL SITE MAP

LEGEND

-  Project Site
-  Parcel



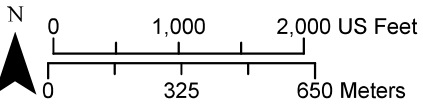
ROCHA

PM PLN2023-0114

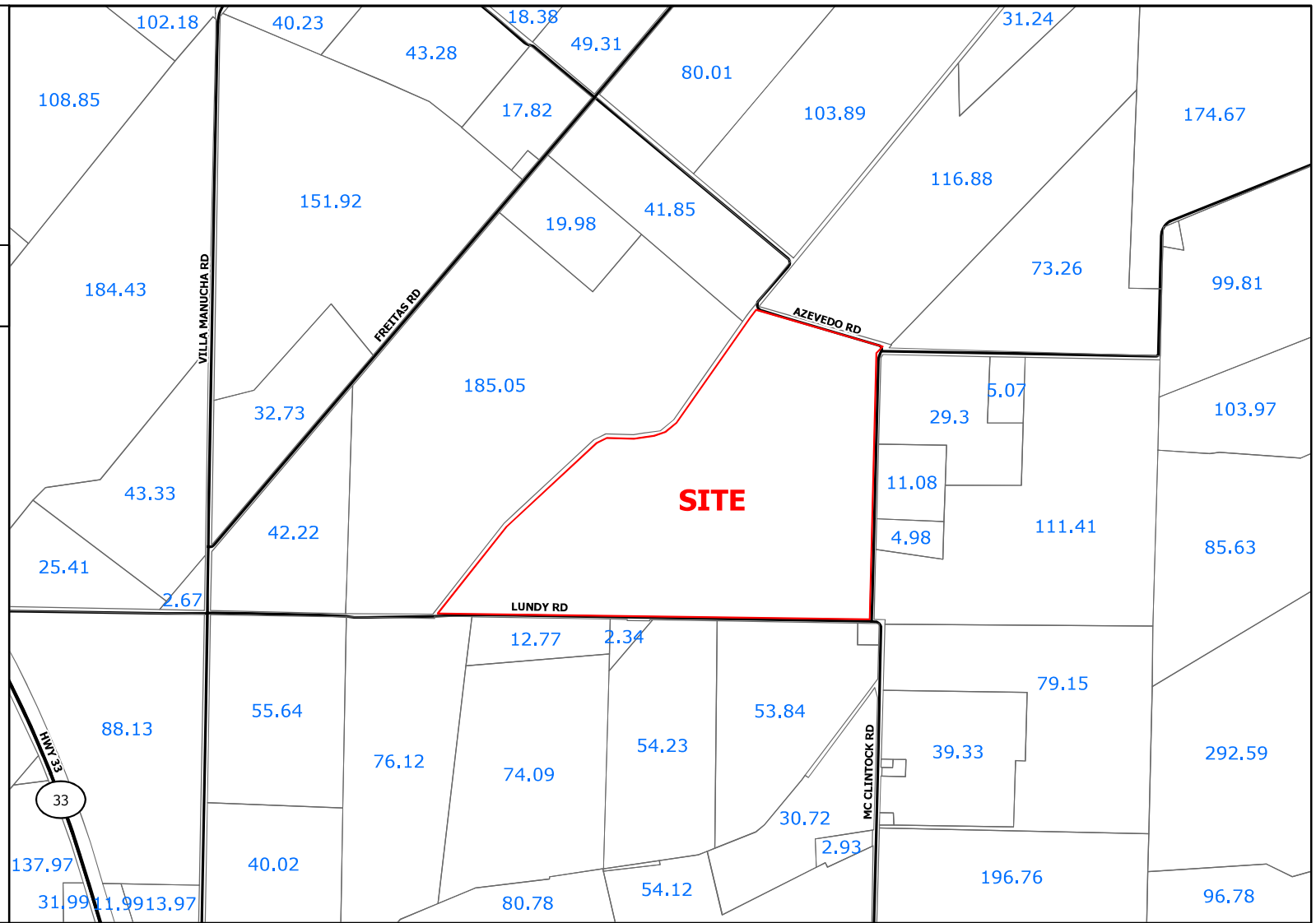
ACREAGE MAP

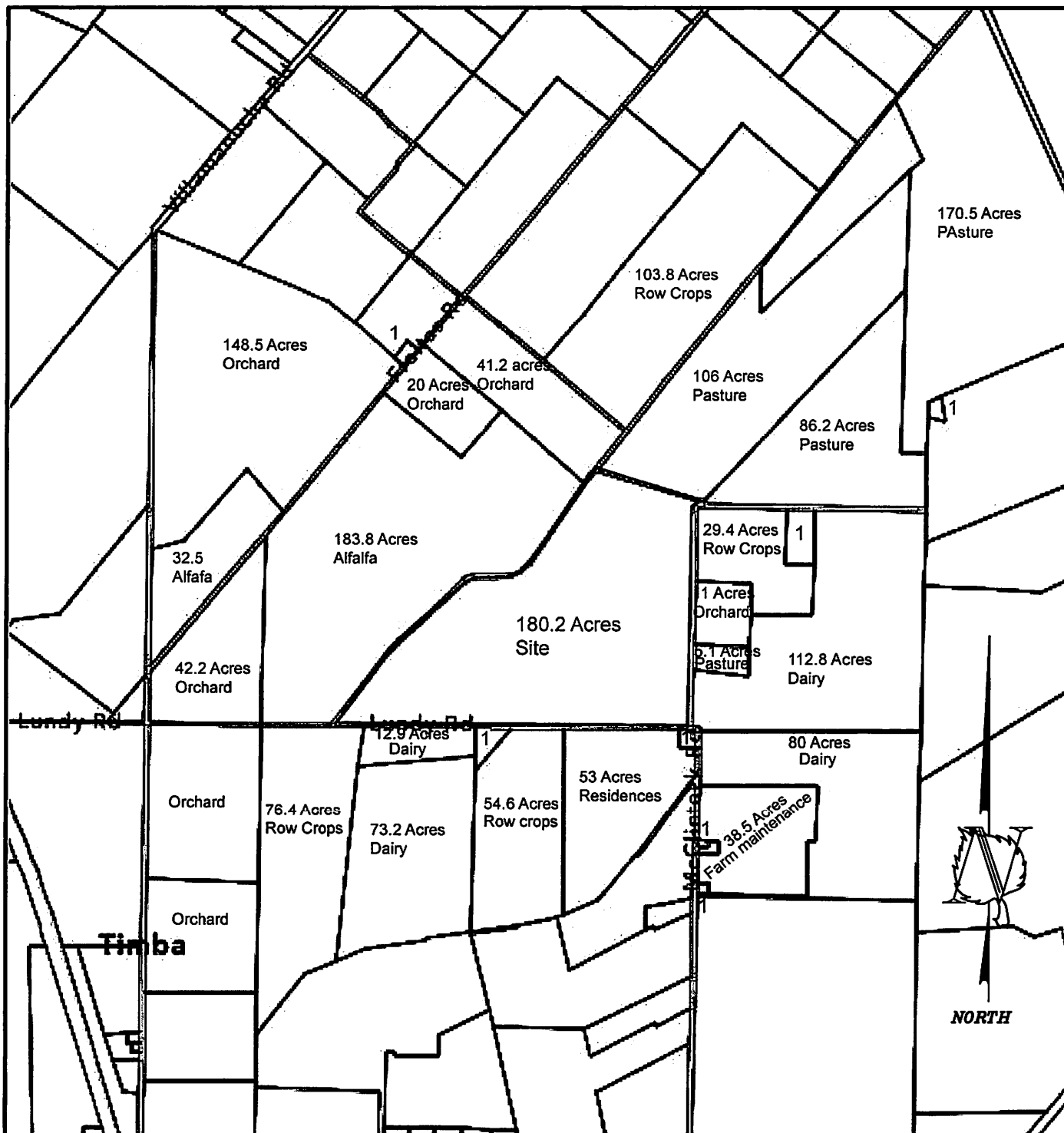
LEGEND

-  Project Site
-  Parcel
-  Acres
-  Highway



Source: Planning Department GIS Date Exported: 2/21/2024





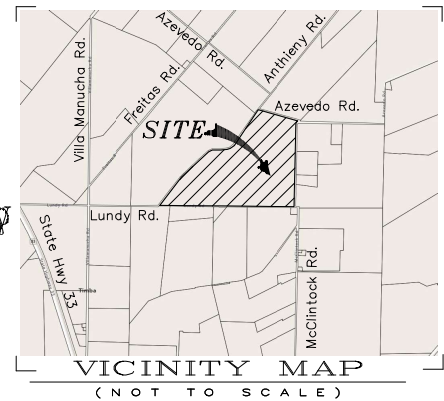
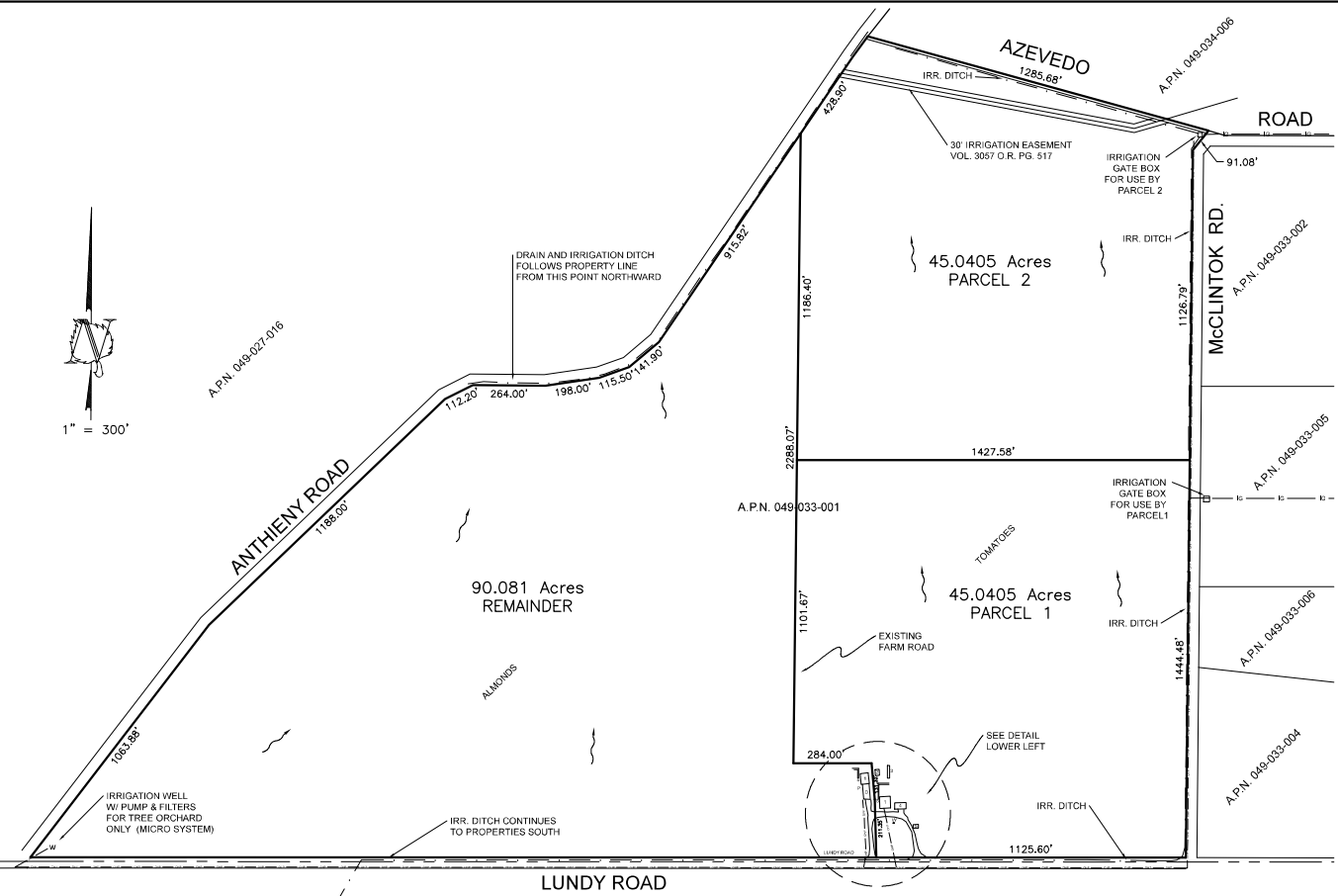
1 Denotes Residential Homesite

**AREA MAP
FOR
ROCHA BROTHERS TRUSTS**

BEING A DIVISION OF KERR TRACT AS SHOWN ON
THE MAP OF SURVEY OF THE McDERMOTT ESTATE
IN THE ORESTIMBA RANCHO FILED IN VOLUME 1
OF SURVEYS, PAGE 30. STANISLAUS
COUNTY-CALIFORNIA

**ASPEN SURVEY
COMPANY**
1121 OAKDALE RD., STE. 6 MODESTO, CA 95355
PH: (209) 526 9724 PH: (800) 526 9724
FX: (209) 526 0472

SEPTEMBER 2023



CURRENT ZONING: A-2-40

WATER TABLE DEPTH: BELOW 64 FEET

FLOOD INFORMATION:
THE PROJECT IS IN ZONE "X" AND IS NOT IN A 100 YEAR FLOOD ZONE PER FIRM PANEL 06099C0932F AUGUST 24, 2021

UTILITIES AND FACILITIES:
 WATER - PRIVATE WELL
 SEWAGE DISPOSAL - PRIVATE SEPTIC
 STORM DRAINAGE - NATURAL DRAINAGE (NO CHANGE)
 ELECTRICITY - P G & E
 GAS - PROPANE
 TELEPHONE - A.T.T. OR OTHER WIRELESS
 IRRIGATION - NEWMAN DRAINAGE DISTRICT

SOIL: ORESTIMBA CLAY LOAM
SLOPE: 0 TO 1% SLOPE
WILLIAMSON CONTRACT: VOL.100, PG. 465

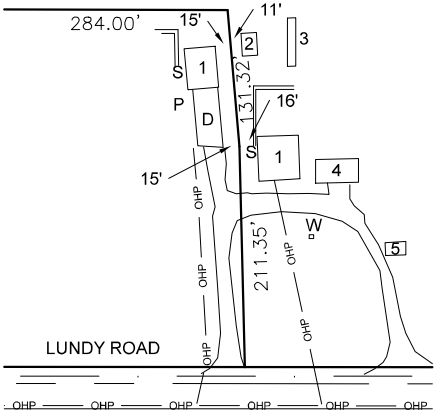
NOTES :
OWNER:
 Edward Daniel Rocha Trust and Joseph Rocha Trust, 7/4 1401 Lundy Road, Newman Ca. 95360
 Ph: (209) 603-3936 (Cindy Rocha)

PROJECT DESCRIPTION:
 TO DIVIDE THE EXISTING LAND INTO THREE PARCELS AS SHOWN ON THIS PLAT

PROJECT SIZE: 180.162 Acres Gross

ASSESSOR'S PARCEL: 049-033-001

PROJECT ADDRESS: 1401 and 1403 Lundy Road, Newman, Ca. 95360



- BUILDING LEGEND**
- 1 RESIDENCE 1600s.f. & 1165s.f.
 - 2 ANIMAL PEN
 - 3 TRAILER
 - 4 GARAGE
 - 5 STORAGE BLD

- LEGEND :**
- [] EXISTING STRUCTURE
 - W P D S EXISTING WELL
 - [] EXISTING PROPANE TANK
 - [] EXISTING CONCRETE DRIVEWAY
 - [] EXISTING SEPTIC W/ LEACH
 - [] PROPOSED PARCEL BOUNDARY
 - IG EXISTING IRRIGATION LINE
 - ~ DIRECTION OF NATURAL DRAINAGE FLOW



TENTATIVE PARCEL MAP FOR EDWARD DANIEL ROCHA TRUST AND JOSEPH ROCHA TRUST

BEING A DIVISION OF THE KEYS TRACT OF THE MADERMOTT ESTATE IN THE ORESTIMBA RANCHO AS SHOWN ON VOLUME 1 OF SURVEYS AT PAGE 30 AND LYING IN PROJECTED SECTION 5, TOWNSHIP 7 SOUTH, RANGE EAST, MOUNT Diablo BASE AND MERIDIAN STANISLAUS COUNTY-CALIFORNIA

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

DATE Nov. 30, 2023
 SCALE 1" = 300'
 DRAWN DLH
 JOB 23-022
 SHEET



APPLICATION QUESTIONNAIRE

<p>Please Check all applicable boxes APPLICATION FOR: <i>Staff is available to assist you with determining which applications are necessary</i></p> <table border="0"> <tr> <td><input type="checkbox"/> General Plan Amendment</td> <td><input type="checkbox"/> Subdivision Map</td> </tr> <tr> <td><input type="checkbox"/> Rezone</td> <td><input checked="" type="checkbox"/> Parcel Map</td> </tr> <tr> <td><input type="checkbox"/> Use Permit</td> <td><input type="checkbox"/> Exception</td> </tr> <tr> <td><input type="checkbox"/> Variance</td> <td><input type="checkbox"/> Williamson Act Cancellation</td> </tr> <tr> <td><input type="checkbox"/> Historic Site Permit</td> <td><input type="checkbox"/> Other _____</td> </tr> </table>	<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Subdivision Map	<input type="checkbox"/> Rezone	<input checked="" type="checkbox"/> Parcel Map	<input type="checkbox"/> Use Permit	<input type="checkbox"/> Exception	<input type="checkbox"/> Variance	<input type="checkbox"/> Williamson Act Cancellation	<input type="checkbox"/> Historic Site Permit	<input type="checkbox"/> Other _____	<p>PLANNING STAFF USE ONLY: Application No(s): <u>PLN 2023-0114</u> Date: <u>9/21/23</u> S _____ T _____ R _____ GP Designation: <u>Ag</u> Zoning: <u>A-2-40</u> Fee: <u>\$5,539.00</u> Receipt No. <u>573947</u> Received By: <u>EB</u> Notes: <u>PM w/ WA</u></p>
<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Subdivision Map										
<input type="checkbox"/> Rezone	<input checked="" type="checkbox"/> Parcel Map										
<input type="checkbox"/> Use Permit	<input type="checkbox"/> Exception										
<input type="checkbox"/> Variance	<input type="checkbox"/> Williamson Act Cancellation										
<input type="checkbox"/> Historic Site Permit	<input type="checkbox"/> Other _____										

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).*

This project is a property division between the Rocha Brothers who currently own the property jointly.

The portion of the property that is farmed by row crops, (tomatoes) will be divided into two parcels of 45 acres, while the portion of property that is farmed in Almonds, will be the Remainder Parcel. All properties will continue to be farmed as they currently are. Independent water and drainage is available for each parcel as shown on the tentative map.

PROJECT SITE INFORMATION

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

ASSESSOR'S PARCEL NUMBER(S): Book 049 Page 033 Parcel 001

Additional parcel numbers: 000

Project Site Address
or Physical Location: 1401 & 1401 Lundy Road, Newman, Ca. 95360

Property Area: Acres: 180.162 or Square feet: _____

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

Almonds on the West portion and tomatoes on the east 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)

There are no previous projects.

Existing General Plan & Zoning: Agriculture AG-40

Proposed General Plan & Zoning: same
(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: Dairy, Almonds and Tomatoes

West: Alfalfa

North: Irrigated Pasture

South: tomatoes

WILLIAMSON ACT CONTRACT:

Yes No

Is the property currently under a Williamson Act Contract?

Contract Number: Vol 100, Page 0465 Official Records

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

Date Filed: none

Yes No

Do you propose to cancel any portion of the Contract?

Yes No

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

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

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.) _____

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) NONE

NO NEW BUILDINGS PROPOSED

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*: private septics

Telephone: ATT or cellular provider Gas/Propane: propane

Water**: private wells Irrigation: Newman Drainage 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:)

NONE

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

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

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

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

AFFORDABLE HOUSING/SENIOR:

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

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

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

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

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

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

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

Type of use(s): _____

Days and hours of operation: _____

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

Occupancy/capacity of building: _____

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

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

Other occupants: _____

Estimated number of truck deliveries/loadings per day: _____

Estimated hours of truck deliveries/loadings per day: _____

Estimated percentage of traffic to be generated by trucks: _____

Estimated number of railroad deliveries/loadings per day: _____

Square footage of:

Office area: _____

Warehouse area: _____

Sales area: _____

Storage area: _____

Loading area: _____

Manufacturing area: _____

Other: (explain type of area) _____

Yes No Will the proposed use involve toxic or hazardous materials or waste? (Please explain)

ROAD AND ACCESS INFORMATION:

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

Lundy Road and McClintock Road

Yes No Are there private or public road or access easements on the property now? (If yes, show location and size on plot plan)

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

Yes No Do you require security gates and fencing on the access? (If yes, show location and size on plot plan)

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

STORM DRAINAGE:

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

Other: (please explain) Irrigation drainage is handled by the drains on the property.

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

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

EROSION CONTROL:

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

No planned grading

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

ADDITIONAL INFORMATION:

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

This application is to separate the existing parcel into two equal parcels, and divide the east parcel into two parcels into two parcels of 45 acres, all in the 40 acre zone

The family will continue to farm the property as it currently is.

CENTRAL CALIFORNIA INFORMATION CENTER

California Historical Resources Information System

Department of Anthropology – California State University, Stanislaus

One University Circle, Turlock, California 95382

(209) 667-3307



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

Date: 9/7/2023

Records Search File #: 12645N

Project: Rocha Brothers Parcel Map,
1401 & 1403 Lundy Road, Newman, CA
95360

David L. Harris
Aspen Survey Company Inc.
1221 Oakdale Road, Suite 6
Modesto, CA 95355
209-526-9724

davidh_aspen@sbcglobal.net

Dear Mr. Harris:

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

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

National Register of Historic Places (NRHP)
California Register of Historical Resources (CRHR)
California Inventory of Historic Resources (1976)
California Historical Landmarks
California Points of Historical Interest listing
Office of Historic Preservation Built Environment Resource Directory (BERD) and the
Archaeological Resources Directory (ARD)
Survey of Surveys (1989)
Caltrans State and Local Bridges Inventory
General Land Office Plats
Other pertinent historic data available at the CCaIC for each specific county

The following details the results of the records search:

Prehistoric or historic resources within the project area:

- There are no formally recorded prehistoric or historic archaeological resources or historic buildings or structures within the project area.
- The General Land Office survey plat for T7S R9E (dated 1855) shows Section 5 entirely within the historic Orestimba Mexican land grant.

- The General Land Office survey plat for T7S R9E (dated 1860) shows Section 5 east of the land grant, divided into parcels, with a portion of the project area within the 160-acre SW ¼ of Section 5. An additional portion of the project area is shown extending west into the Orestimba Grant on this plat.
- The 1917 edition of the Newman USGS quadrangle shows the alignments of Lundy, Azevedo and McClintock roads, and a building that would be 106 years in age (or older), qualifying as a possible historical resource. We have no further information on file regarding this historic feature.
- The 1952 edition of the Newman USGS quadrangle shows the building referenced above, as well as another building or structure that would be 71 years in age or older. We have no further information on file regarding this historic feature.

Prehistoric or historic resources within the immediate vicinity of the project area: None have been reported to the Information Center, but please be advised that prehistoric and historic archaeological features have been identified within the general Orestimba area.

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

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

Recommendations/Comments:

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

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

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

If at any time you might require the services of a qualified professional the Statewide Referral List for Historical Resources Consultants is posted for your use on the internet at

<http://chrisinfo.org>

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

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

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

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

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

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

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

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

Sincerely,

E. A. Greathouse

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

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