



## Referral Early Consultation

**Date:** May 11, 2022  
**To:** Distribution List (See Attachment A)  
**From:** Avleen K. Aujla, Assistant Planner  
 Planning and Community Development  
**Subject:** PARCEL MAP APPLICATION NO. PLN2022-0031 – HOFTIEZER FAMILY TRUST  
**Respond By:** May 26, 2022

**\*\*\*\*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) if new significant environmental effects or a substantial increase in the severity of previously identified significant effects exist in accordance with CEQA Guidelines Section 15162 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 making a determination and applying Conditions of Approval; therefore, please list any conditions that you wish to have included 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:** Albert and Pearl Hoftiezer, co-trustees of the Hoftiezer Family Trust  
**Project Location:** 930 Texas Road, between Maze Boulevard (SR 132) and California Avenue, east of South Hart Road, in the Modesto area.  
**APN:** 012-055-010  
**Williamson Act Contract:** 1983-3844  
**General Plan:** Agriculture  
**Current Zoning:** General Agriculture (A-2-40)

**Project Description:** Request to subdivide an existing 80± acre parcel into two parcels of 40± acres each, in the General Agriculture (A-2-40) zoning district. The existing parcel is currently improved with a single-family dwelling with a private septic system, a pool, and an equipment shed, which will be located on Parcel 1. The remaining balance of Proposed Parcel 1 will be replanted with almonds. Proposed Parcel 2 has no structures and is planted in almonds.

The parcel map request proposes a flag lot design for both resulting parcels. Proposed Parcel 2 will include a 43.5-foot-wide by 1,310-foot-long driveway, which will allow access to County-maintained Texas Road. Proposed Parcel 1 will include a 60-foot-wide by 1,327-foot-long strip along the southern border of Proposed Parcel 2, to encompass an existing irrigation pump, pipeline, and accompanying equipment. This strip will include an irrigation easement for the benefit of Proposed

**Parcel 2. An irrigation pipeline runs along the southern portion of the Proposed Parcel 1 and Proposed Parcel 2 has two irrigation pipelines running north to south. Both parcels will have road frontage on County-maintained Texas Road. The flag lot configuration will require a design standard Exception under Section 20.52.160 – Width to Depth Ratio of the County’s Subdivision Ordinance.**

**Although, no construction is proposed per Zoning Ordinance Section 21.20.020, one single-family dwelling, one accessory dwelling unit, and one junior accessory dwelling unit will be permitted per parcel. The project site is enrolled in a Williamson Act Contract and both the parcels will remain enrolled 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 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

**PARCEL MAP APPLICATION NO. PLN PLN2022-0031 – HOFTIEZER FAMILY TRUST**

Attachment A

Distribution List

X	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
	CITY OF:		STAN CO PARKS & RECREATION
	COMMUNITY SERVICES DIST:	X	STAN CO PUBLIC WORKS
X	COOPERATIVE EXTENSION	X	STAN CO RISK MANAGEMENT
	COUNTY OF:	X	STAN CO SHERIFF
X	DER GROUNDWATER RESOURCES DIVISION	X	STAN CO SUPERVISOR DIST 3: WITHROW
X	FIRE PROTECTION DIST: WOODLAND AVENUE	X	STAN COUNTY COUNSEL
X	GSA: STANISLAUS AND TUOLUMNE RIVERS		StanCOG
	HOSPITAL DIST:	X	STANISLAUS FIRE PREVENTION BUREAU
X	IRRIGATION DIST: MODESTO IRRIGATION DISTRICT	X	STANISLAUS LAFCO
X	MOSQUITO DIST: EASTSIDE MOSQUITO ABATEMENT DISTRICT		STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10
X	MOUNTAIN VALLEY EMERGENCY MEDICAL SERVICES		SURROUNDING LAND OWNERS
	MUNICIPAL ADVISORY COUNCIL:	X	TELEPHONE COMPANY: AT&T
X	PACIFIC GAS & ELECTRIC		TRIBAL CONTACTS (CA Government Code §65352.3)
	POSTMASTER:		US ARMY CORPS OF ENGINEERS
	RAILROAD:		US FISH & WILDLIFE
X	SAN JOAQUIN VALLEY APCD		US MILITARY (SB 1462) (7 agencies)
X	SCHOOL DIST 1: HART RANSOM UNION		USDA NRCS
X	SCHOOL DIST 2: MODESTO CITY		WATER DIST:
	WORKFORCE DEVELOPMENT		
X	STAN CO AG COMMISSIONER		
	TUOLUMNE RIVER TRUST		



## STANISLAUS COUNTY CEQA REFERRAL RESPONSE FORM

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

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

**SUBJECT:** PARCEL MAP APPLICATION NO. PLN2022-0031 – HOFTIEZER FAMILY TRUST

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








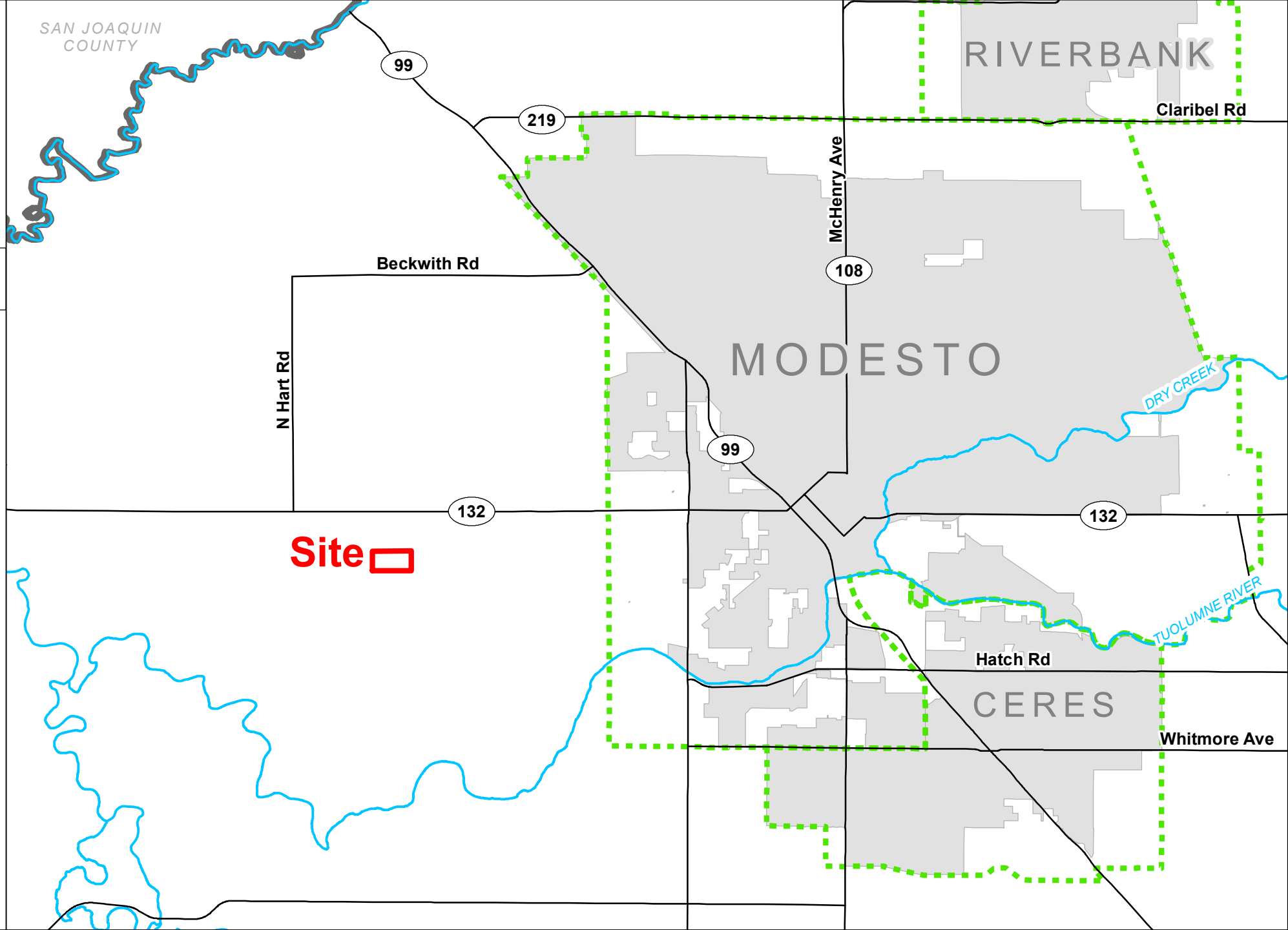
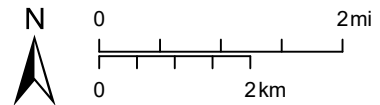
# HOFTIEZER FAMILY TRUST

PM  
PLN2022-0031

## AREA MAP

### LEGEND





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




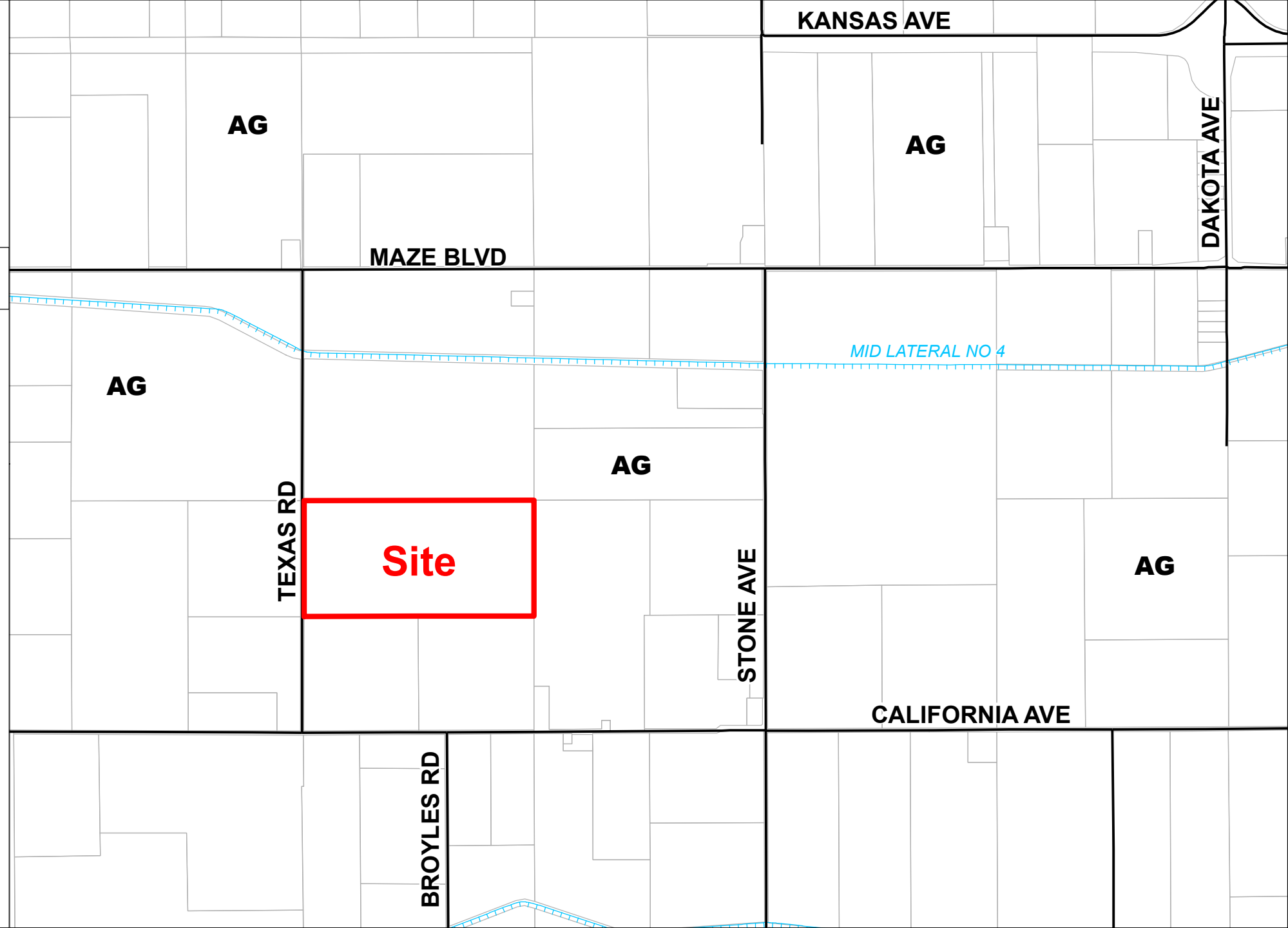
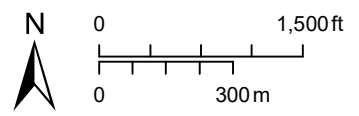
# HOFTIEZER FAMILY TRUST

PM  
PLN2022-0031

## GENERAL PLAN MAP

- LEGEND**
-  Project Site
  -  Parcel
  -  Road
  -  Canal

- General Plan**
-  Agriculture



# HOFTIEZER FAMILY TRUST

PM  
PLN2022-0031

## ZONING MAP

### LEGEND

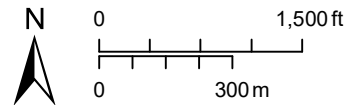
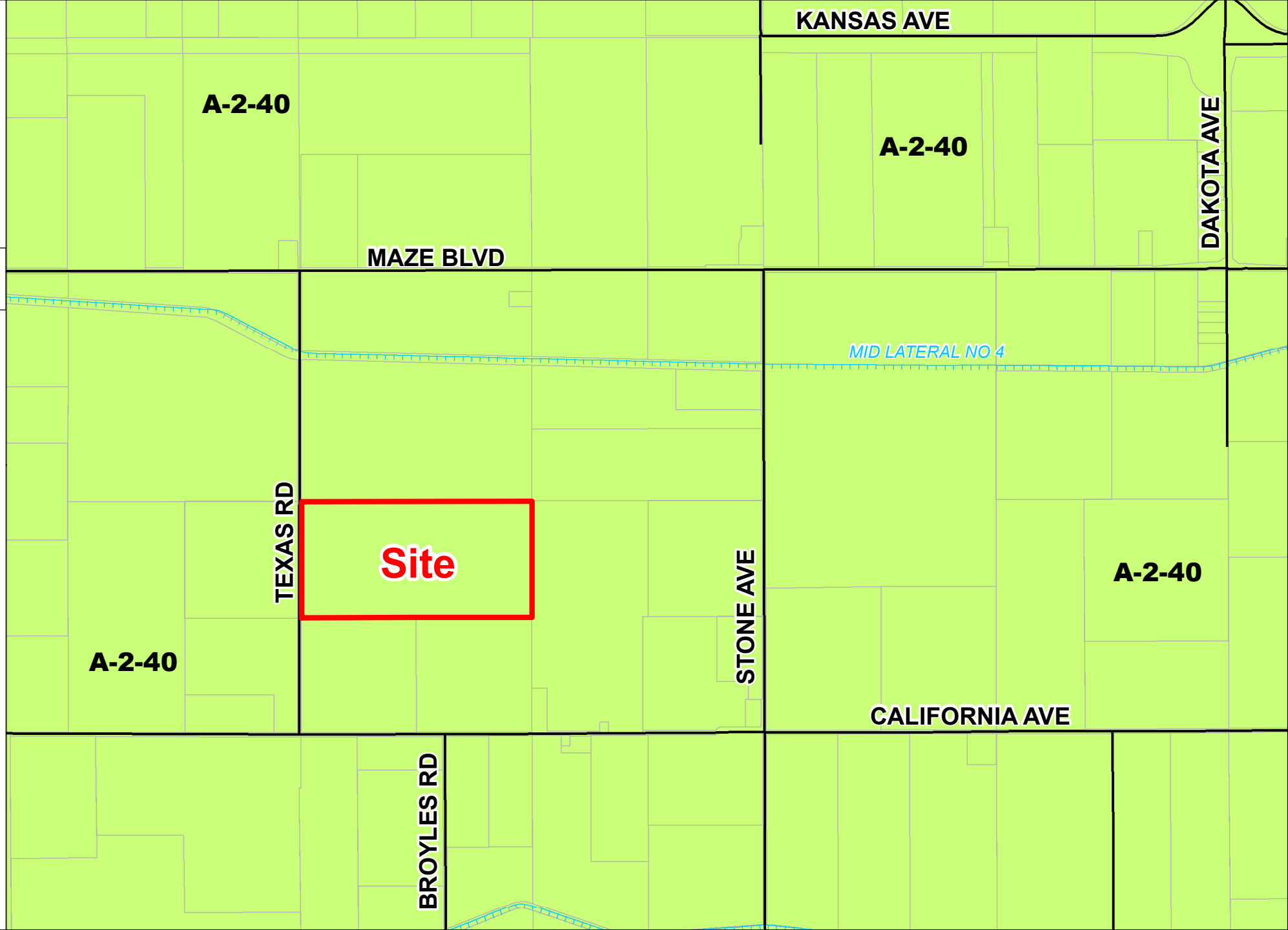
 Project Site

 Parcel

 Road  Canal

### Zoning Designation

 General Agriculture 40 Acre








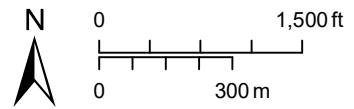
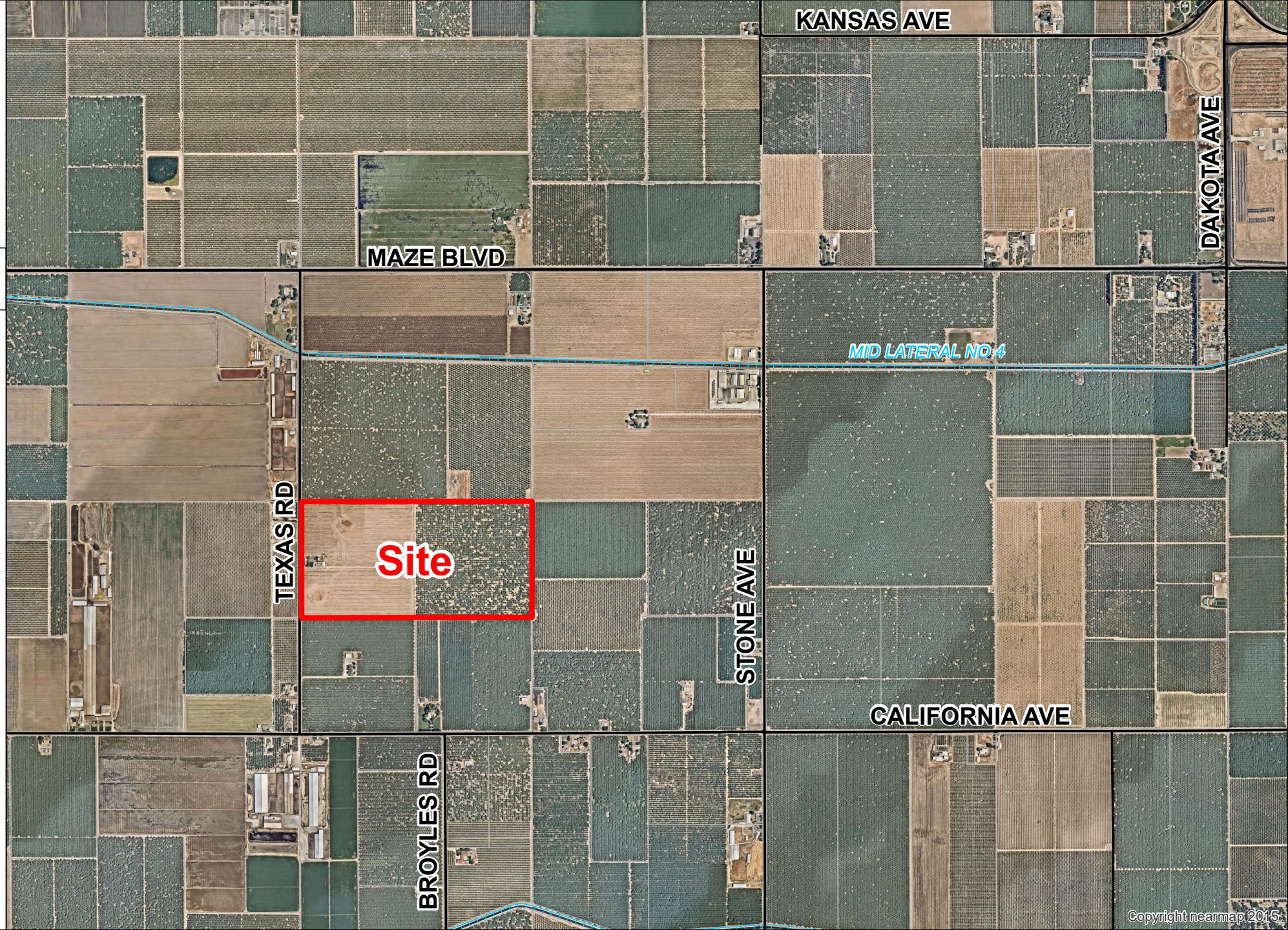
# HOFTIEZER FAMILY TRUST

PM  
PLN2022-0031

## 2021 AERIAL AREA MAP

### LEGEND

-  Project Site
-  Road
-  Canal





# HOFTIEZER FAMILY TRUST

PM  
PLN2022-0031

2021 AERIAL SITE MAP

## LEGEND

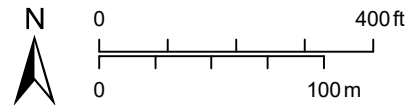
 Project Site

 Road

TEXAS RD

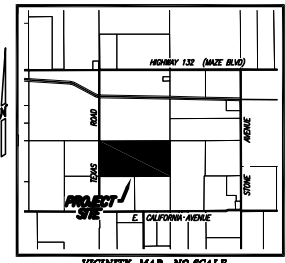
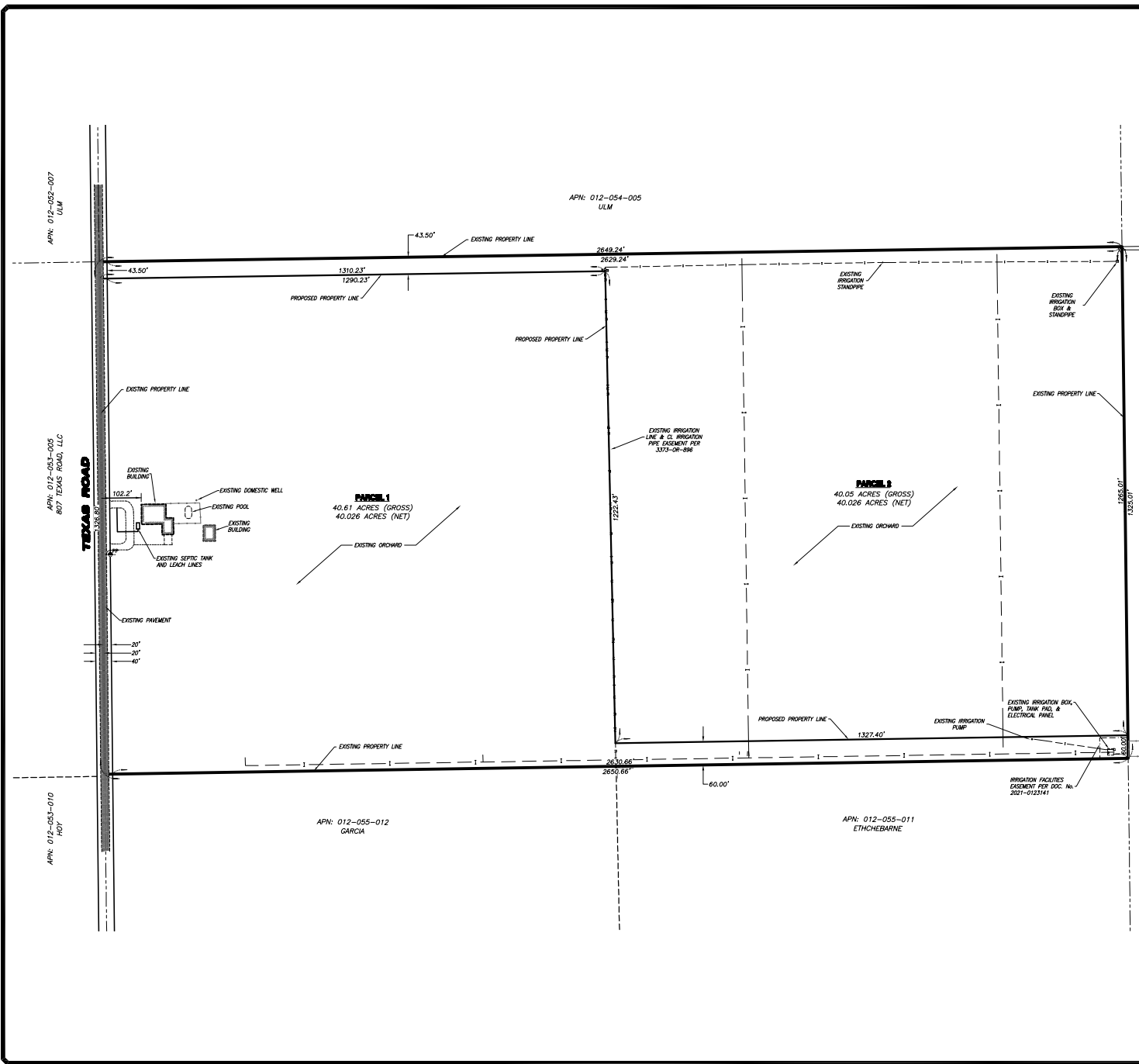


Site









**VICINITY MAP - NO SCALE**

OWNER/APPLICANT: PEARL HOFFMEIER BOELTER  
930 TEXAS ROAD  
MODESTO, CA 95366

SURVEYOR: NORTHSTAR ENGINEERING GROUP, INC.  
KENT HYSSELL  
620 12TH STREET  
MODESTO, CA 95354  
209-524-3525  
KHYSSELL@NSENG.NET

SITE ADDRESS: 930 TEXAS ROAD  
MODESTO, CA 95358  
012-055-010

EXISTING ZONING: AG-40  
EXISTING GENERAL PLAN: A/G

TOTAL PROJECT AREA: 80.66 AC.(GROSS) 80.05 ACRES (NET)

EXISTING PARCELS: 1  
PROPOSED PARCELS: 2

WATER: ON-SITE WELL  
SANITARY SEWER: ON-SITE SEPTIC  
STORM DRAIN: ON-SITE, NATURAL DRAINAGE

FLOOD ZONE: ZONE X, AREA OF MINIMAL FLOODING  
FEMA MAP NUMBER 06099C0325E, DATED  
SEPTEMBER 26, 2008

**LEGAL DESCRIPTION:**

THE NORTHERLY ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION THIRTY-THREE (33), T. 3 S., R. 6 E., M.D.B.A.M.

- LEGEND:**
- PROJECT BOUNDARY
  - RIGHT-OF-WAY
  - PROPOSED LOT LINE
  - EXISTING LOT LINE
  - SECTION LINE
  - CENTERLINE
  - PP EXISTING POWER POLE
  - EXISTING PAVEMENT
  - EXISTING IRRIGATION LINE

APN: 012-054-010  
VALLEY AGLANDS, INC.

APN: 012-055-013  
BOWMAN

APN: 012-055-012  
GARCIA

APN: 012-055-011  
ETHCHEBARNE



3/10/2022



REVISIONS	DATE	APPROVED

**VESTING TENTATIVE PARCEL MAP**

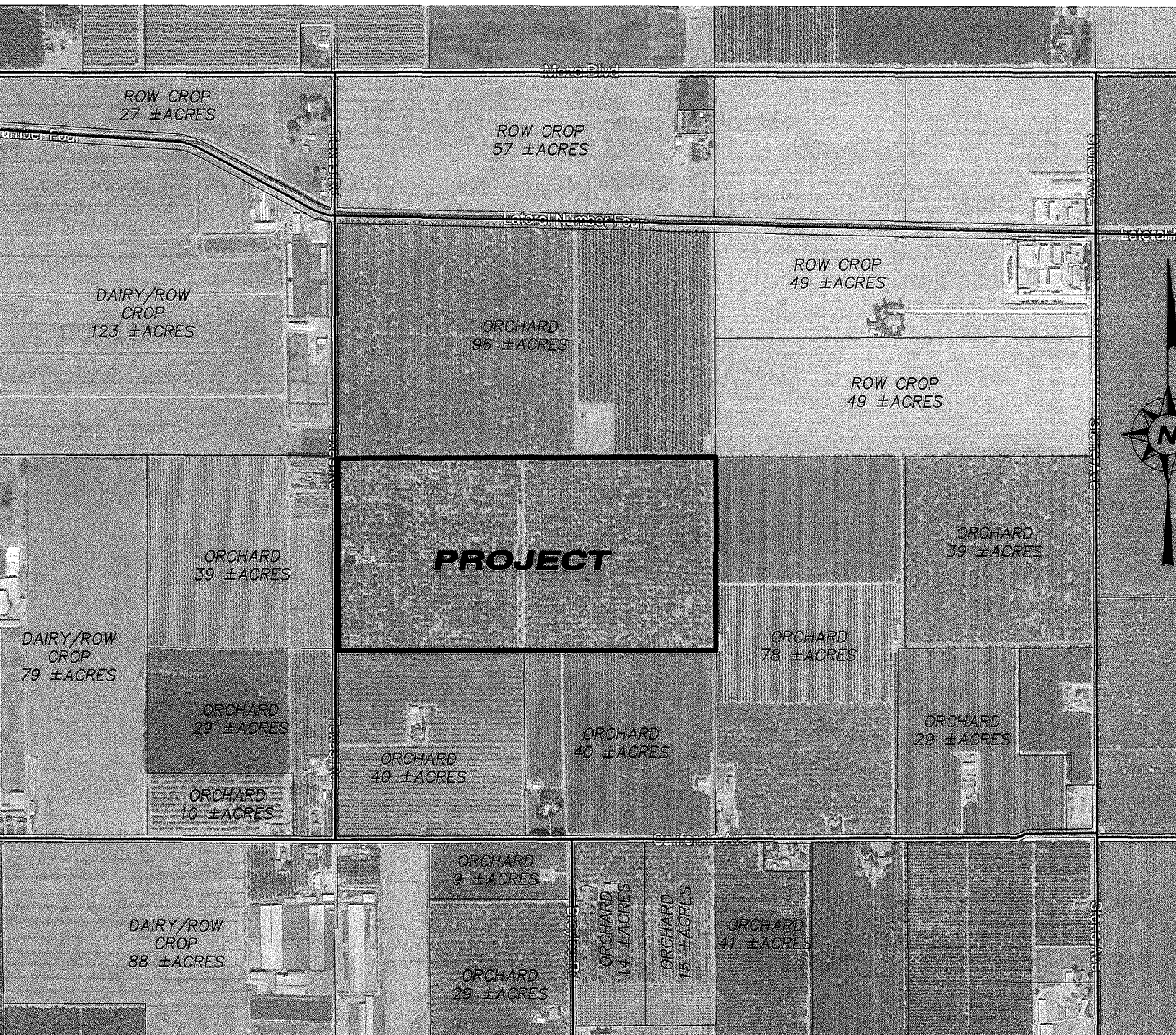
THE NORTHERLY ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION THIRTY-THREE (33), T. 3 S., R. 6 E., M.D.B.A.M.

STANISLAUS COUNTY, CALIFORNIA

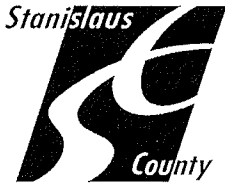


JOB #: 21-2080  
DATE: 03/10/2022  
SCALE: 1"=120'  
DRAWN: JH/RS

SHEET NUMBER  
**1**  
OF 1







# APPLICATION QUESTIONNAIRE

<p><b>Please Check all applicable boxes</b>  <b>APPLICATION FOR:</b>  <i>Staff is available to assist you with determining which applications are necessary</i></p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> General Plan Amendment  <input type="checkbox"/> Rezone  <input type="checkbox"/> Use Permit  <input type="checkbox"/> Variance  <input type="checkbox"/> Historic Site Permit         </td> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> Subdivision Map  <input checked="" type="checkbox"/> Parcel Map  <input type="checkbox"/> Exception  <input type="checkbox"/> Williamson Act Cancellation  <input type="checkbox"/> Other _____         </td> </tr> </table>	<input type="checkbox"/> General Plan Amendment <input type="checkbox"/> Rezone <input type="checkbox"/> Use Permit <input type="checkbox"/> Variance <input type="checkbox"/> Historic Site Permit	<input type="checkbox"/> Subdivision Map <input checked="" type="checkbox"/> Parcel Map <input type="checkbox"/> Exception <input type="checkbox"/> Williamson Act Cancellation <input type="checkbox"/> Other _____	<p><b>PLANNING STAFF USE ONLY:</b>          Application No(s): _____          Date: <u>3/16/2022</u>          S <u>33</u> T <u>3</u> R <u>8</u>          GP Designation: <u>Agriculture</u>          Zoning: <u>A-2-40 (General Ag)</u>          Fee: <u>\$ 4999/-</u>          Receipt No. <u>565129</u>          Received By: <u>AA</u>          Notes: _____</p>
<input type="checkbox"/> General Plan Amendment <input type="checkbox"/> Rezone <input type="checkbox"/> Use Permit <input type="checkbox"/> Variance <input type="checkbox"/> Historic Site Permit	<input type="checkbox"/> Subdivision Map <input checked="" type="checkbox"/> Parcel Map <input type="checkbox"/> Exception <input type="checkbox"/> Williamson Act Cancellation <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).*

PROPERTY DIVISION OF AN 80-ACRE PARCEL INTO TWO (2) 40-ACRE PARCELS. FOLLOWING THE PASSING  
OF THE OWNER, MORE THAN ONE BENEFICIARY DECIDED TO CONTINUE THE FAMILY RANCH. THE DIVISION  
OF THE PROPERTY INTO TWO-40 ACRE PARCELS ALLOWS FOR THE FAMILY RANCH TO CONTINUE  
OPERATING.

# 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 012 Page 055 Parcel 010

Additional parcel numbers: \_\_\_\_\_  
Project Site Address  
or Physical Location: 930 TEXAS ROAD MODESTO, CA 95366

Property Area: Acres: 80.05 or Square feet: \_\_\_\_\_

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

ORCHARD USE FOR OVER TEN YEARS

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: A/G & A-2-40

Proposed General Plan & Zoning: N/A  
(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: ORCHARD

West: ORCHARD

North: ORCHARD

South: ORCHARD

## WILLIAMSON ACT CONTRACT:

Yes  No

Is the property currently under a Williamson Act Contract?

Contract Number: 3844

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

Date Filed: N/A

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: 5612 Sq. Ft. Landscaped Area: 4290 Sq. Ft.

Proposed Building Coverage: N/A Sq. Ft. Paved Surface Area: 10750 Sq. Ft.

**BUILDING CHARACTERISTICS:**

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

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: MODESTO IRRIGATION DISTRICT

Sewer\*: EXISTING SEPTIC SYSTEM

Telephone: AT&T

Gas/Propane: KAMPS PROPANE

Water\*\*: EXISTING DOMESTIC WELL

Irrigation: MODESTO 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:)

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)

TEXAS 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) \_\_\_\_\_

If direct discharge is proposed, what specific waterway are you proposing to discharge to? N/A

**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.

N/A

**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)

WE REMOVED ALMOND TREES ON THE WEST 40 ACRES LAST YEAR (2021) AND ARE IN THE PROCESS OF REPLANTING.

THE NEW ALMOND TREES SHOULD BE PLANTED THIS WINTER/SPRING (2022). THE ALMONDS ON THE EAST 40 ACRES

WILL BE REMOVED THIS SPRING AND BE REPLANTED WITH ALMONDS IN THE WINTER/SPRING OF 2023.

# 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:** 2/15/2022

**Records Search File #:** 12077N

**Project:** Stanislaus County Parcel Map

**Application for Almond Ranch at 930 Texas Road, Modesto, CA 95358**

Pearl Sandra Boelter  
Trust A of the Hoftiezer Family Trust Successor Trustee  
10261 Tanforan Drive  
Cypress, CA 90630  
714-348-8986      [pboelter@icloud.com](mailto:pboelter@icloud.com)

Requested by: Rien Groenewoud, NorthStar Engineering Group, Inc., 620 12<sup>th</sup> Street, Modesto, CA 94354, 209-524-3525, Ext 106 [rien@nseng.net](mailto:rien@nseng.net)

Dear Ms. Boelter:

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

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

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

The following details the results of the records search:

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

- There are no formally recorded prehistoric or historic archaeological resources or historic buildings or structures located within the project area.



- The General Land Office Survey Plat for T3S R8E (dated 1854) does not show any historic features within Section 33.
- The 1906 edition of the Official Map of the County of Stanislaus, California shows M. Stone as the landowner of the S ½ of Section 33, T3S R8E at that time.
- The 1915 edition of the Brush Lake USGS 7.5' quadrangle shows the configuration of California Avenue and Stone Avenue, but no other historic features in the S ½ of Section 33, T3S R8E.
- The 1915 edition of the Salida USGS quadrangle shows an access road trending north-south in the center of the S ½ of Section 33, T3S, R8E.
- The 1953 edition of the Brush Lake USGS 7.5' quadrangle shows several buildings within the project area in the S ½ of Section 33, T3S R8E that would be 69 years in age (or older). This office has no further information on file regarding these possible historic buildings.

**Prehistoric or historic resources within the immediate vicinity of the project area:** None has been formally reported to the Information Center.

**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 completing the **Access Agreement Short Form**.

**Note:** Billing will be transmitted separately via email from the Financial Services office

(\$150.00), payable within 60 days of receipt of the invoice.

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

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

Sincerely,

*E. A. Greathouse*

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

\* Invoice Request sent to: [ARBilling@csustan.edu](mailto:ARBilling@csustan.edu), CSU Stanislaus Financial Services