



Referral Early Consultation

Date: March 27, 2024

To: Distribution List (See Attachment A)

From: Kristen Anaya, Associate Planner
Planning and Community Development

Subject: WILLIAMSON ACT CANCELLATION, PARCEL MAP, AND EXCEPTION
APPLICATION NO. PLN2023-0119 – TUCKER

Respond By: April 11, 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: Brandi and Marcus Tucker

Project Location: 11751 Golf Link Road, between Clausen and East Harding Roads, in the Turlock area, lying in both Stanislaus County and Merced County

APN: 044-051-002 (Stanislaus County) / 041-020-002 (Merced County)

Williamson Act Contract: 2020-0006

General Plan: Agriculture

Current Zoning: General Agriculture (A-2-10)

Project Description: This is a request to create two parcels, 10± and a 20± acres in size, from a 30± acre parcel that lies in both Stanislaus and Merced County, with 15± acres located in each jurisdiction. The 15.31± acre portion within Stanislaus County is designated General Agriculture (A-2-10) and enrolled in Williamson Act Contract No. 2020-0006. The project site is currently improved with a single-family dwelling, a private well, a private septic system, and four agricultural and residential accessory structures with the balance of the project site planted in alfalfa. If approved, the ten-acre proposed Parcel 1 will contain all existing structures, a well and septic system, and will be located entirely within Stanislaus County; The 20-acre proposed Parcel 2 will be improved with alfalfa, and will be split across the County border, with 5± acres within

Stanislaus County, and 15± acres within Merced County. Due to requirements within the County's Williamson Act Uniform Rules, a Williamson Act Contract must conform to the boundaries of a parcel when subject to a parcel map and be not less than ten-acres in size; Accordingly, a cancellation of the five-acre portion of Proposed Parcel 2 is required. The portion of the parcel located within Merced County is not enrolled within a Williamson Act Contract. The project site irrigates with water from Turlock Irrigation District. Proposed Parcel 1 will not have direct frontage onto a County-maintained roadway if approved; instead, the parcel proposes to take access to County-maintained Golf Road via an existing 20-foot-wide road easement (referenced in County Record No. Doc-2018-0071313), located at the northeast edge of the project site. Consequently, an Exception to Stanislaus County Subdivision Ordinance Section 20.52.170 – *Lots – Access* is required due to Proposed Parcel 1 being under 20 acres in size and not fronting on a County-maintained roadway. The portion of Proposed Parcel 2 within Merced County will have frontage off County-maintained Clausen Road. A non-renewal has been filed for the entire 15.31± acre portion of the Williamson Act Contract.

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



WILLIAMSON ACT CANCELLATION, PARCEL MAP, AND EXCEPTION APPLICATION NO. PLN2023-0119 – TUCKER

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
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		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 PUBLIC WORKS - SURVEY
X	COUNTY OF: MERCED		STAN CO RISK MANAGEMENT
X	DER GROUNDWATER RESOURCES DIVISION	X	STAN CO SHERIFF
X	FIRE PROTECTION DIST: TURLOCK RURAL	X	STAN CO SUPERVISOR DIST 2: CHIESA
X	GSA: WEST TURLOCK SUBBASIN GSA	X	STAN COUNTY COUNSEL
	HOSPITAL DIST:		StanCOG
X	IRRIGATION DIST: TURLOCK	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 LAND OWNERS
X	PACIFIC GAS & ELECTRIC		INTERESTED PARTIES
	POSTMASTER:	X	TELEPHONE COMPANY: AT&T
X	RAILROAD: SOUTHERN PACIFIC		TRIBAL CONTACTS (CA Government Code §65352.3)
X	SAN JOAQUIN VALLEY APCD		US ARMY CORPS OF ENGINEERS
X	SCHOOL DIST 1: TURLOCK 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: WILLIAMSON ACT CANCELLATION, PARCEL MAP, AND EXCEPTION APPLICATION NO. PLN2023-0119 – TUCKER

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

TUCKER

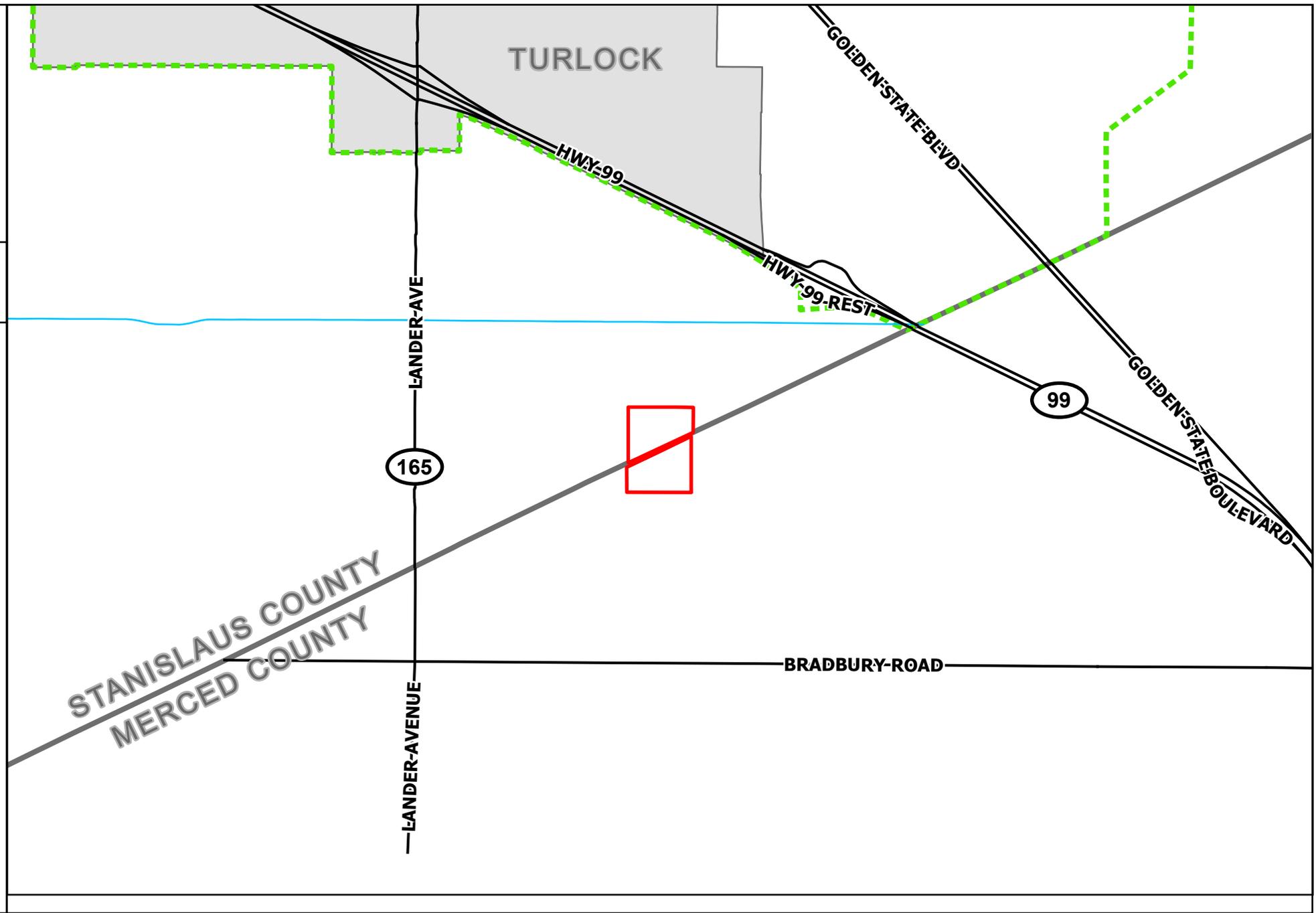
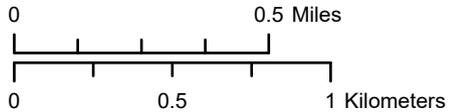
PM

PLN2023-0119

AREA MAP

LEGEND

-  Project Site
-  County Boundary
-  Sphere of Influence
-  City
-  Road
-  Canal



TUCKER

PM

PLN2023-0119

GENERAL PLAN MAP

LEGEND

 County Boundary

 Project Site

 Parcel

 Road

 Canal

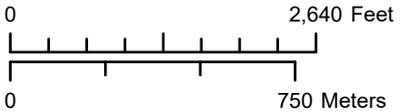
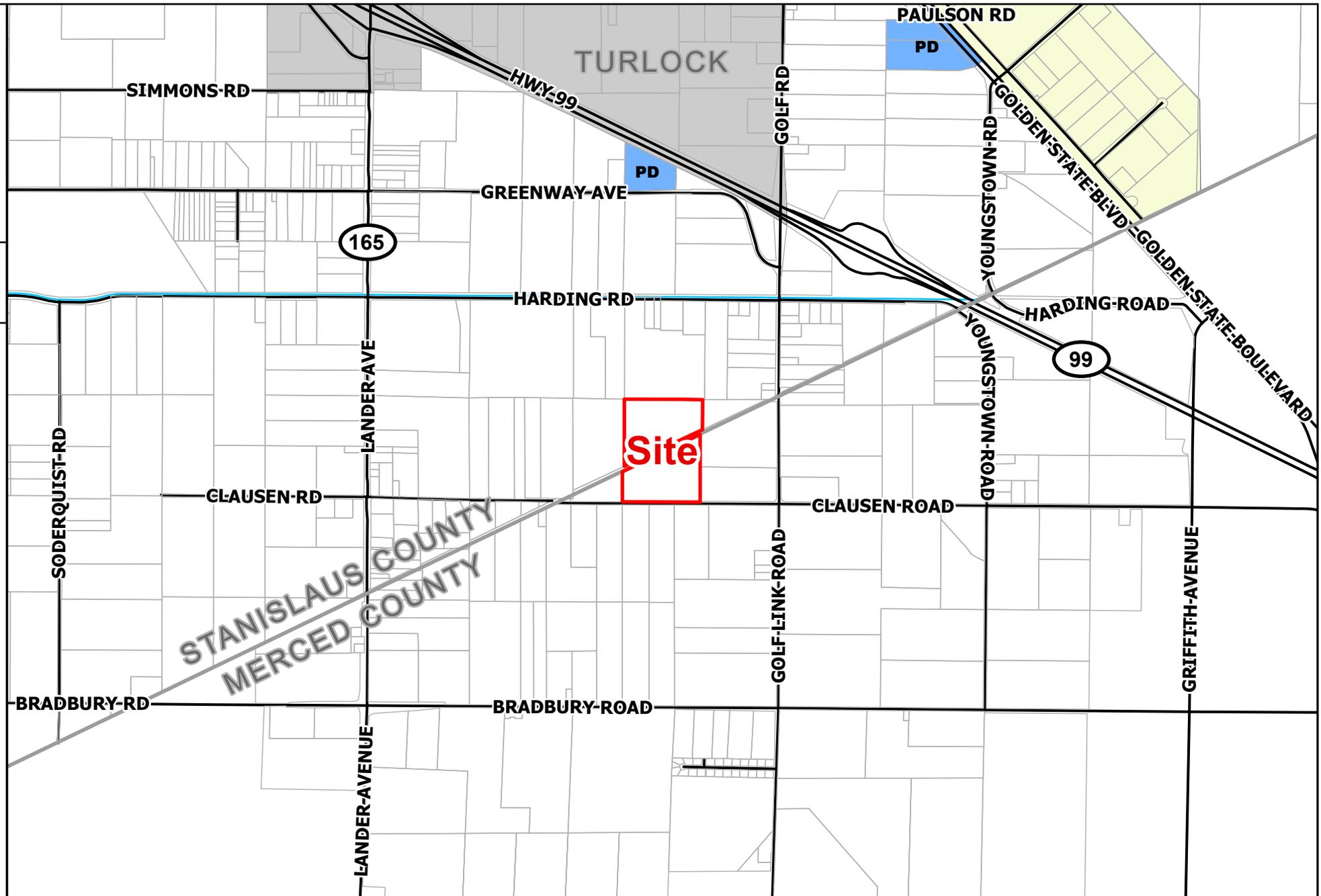
General Plan

 Agriculture

 City

 Industrial

 Planned Development



TUCKER PM PLN2023-0119

ZONING MAP

LEGEND

 County Boundary

 Project Site

 Parcel

 Road

 Canal

Zoning Designation

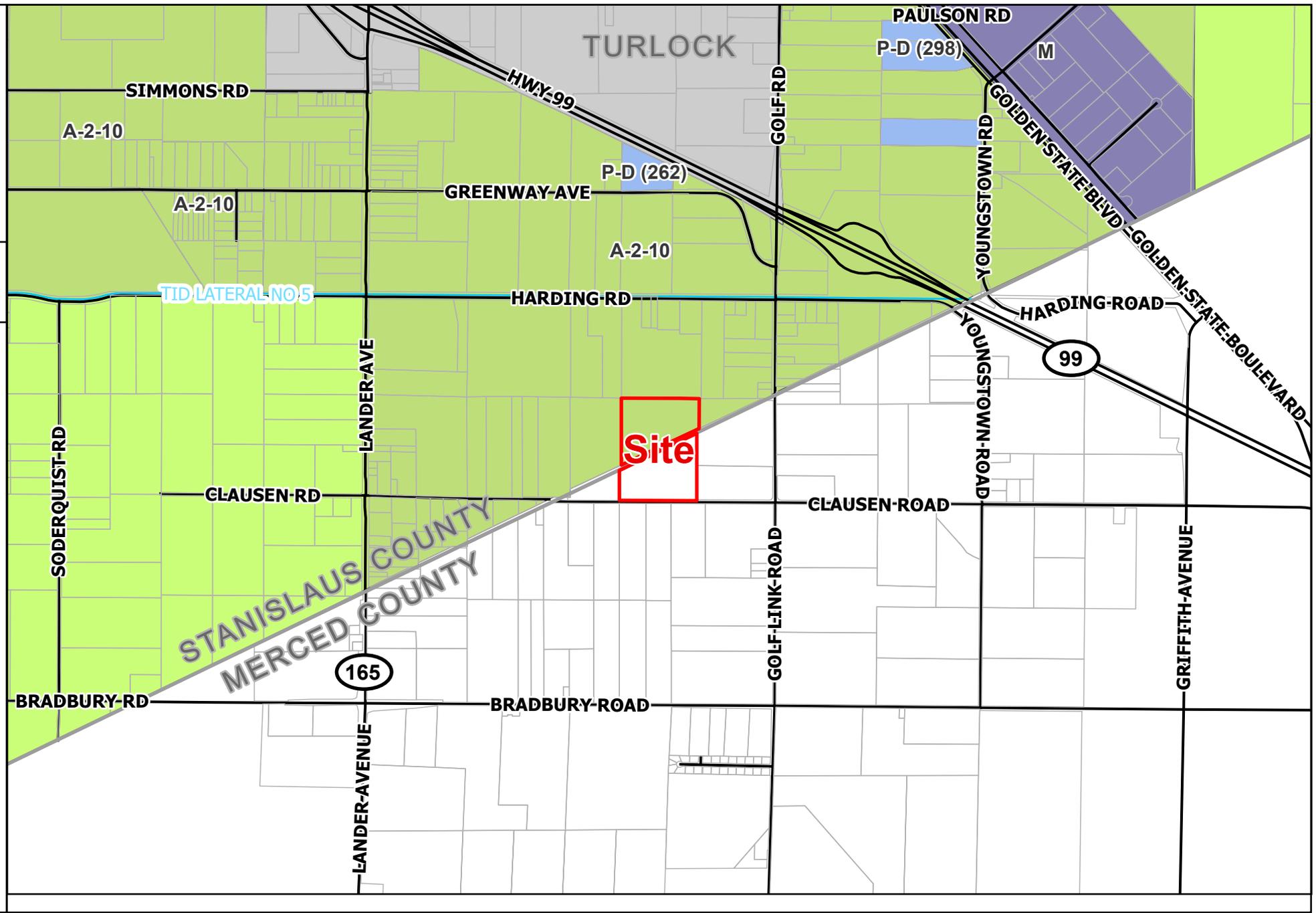
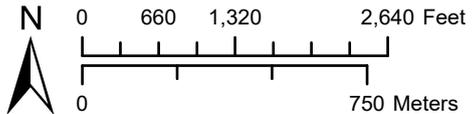
 City

 General AG 10 Acre

 General AG 40 Acre

 Industrial

 Planned Development



TUCKER

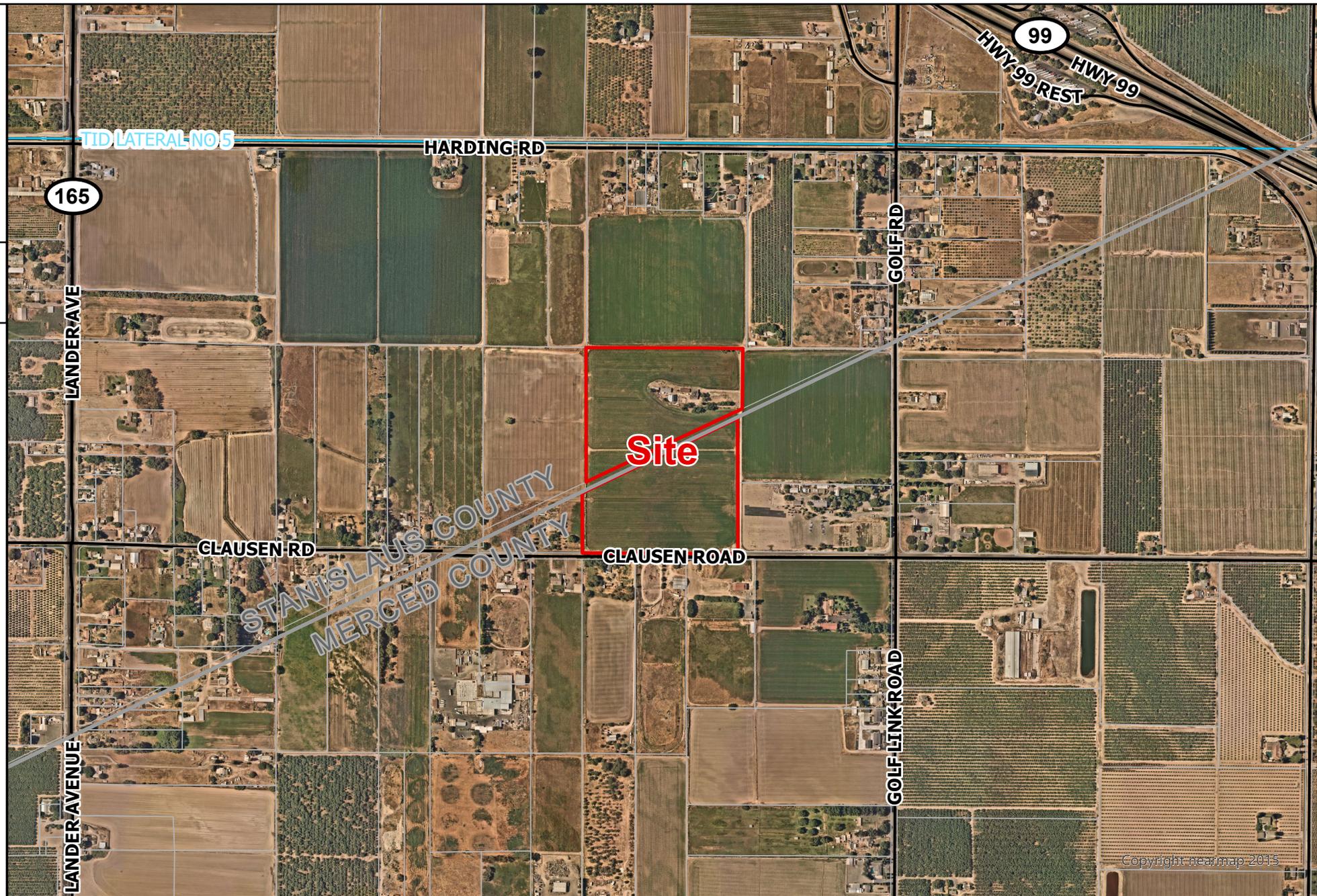
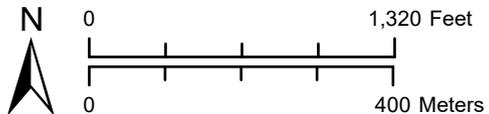
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PLN2023-0119

AERIAL AREA MAP

LEGEND

-  County Boundary
-  Project Site
-  Parcel
-  Road
-  Canal



TUCKER

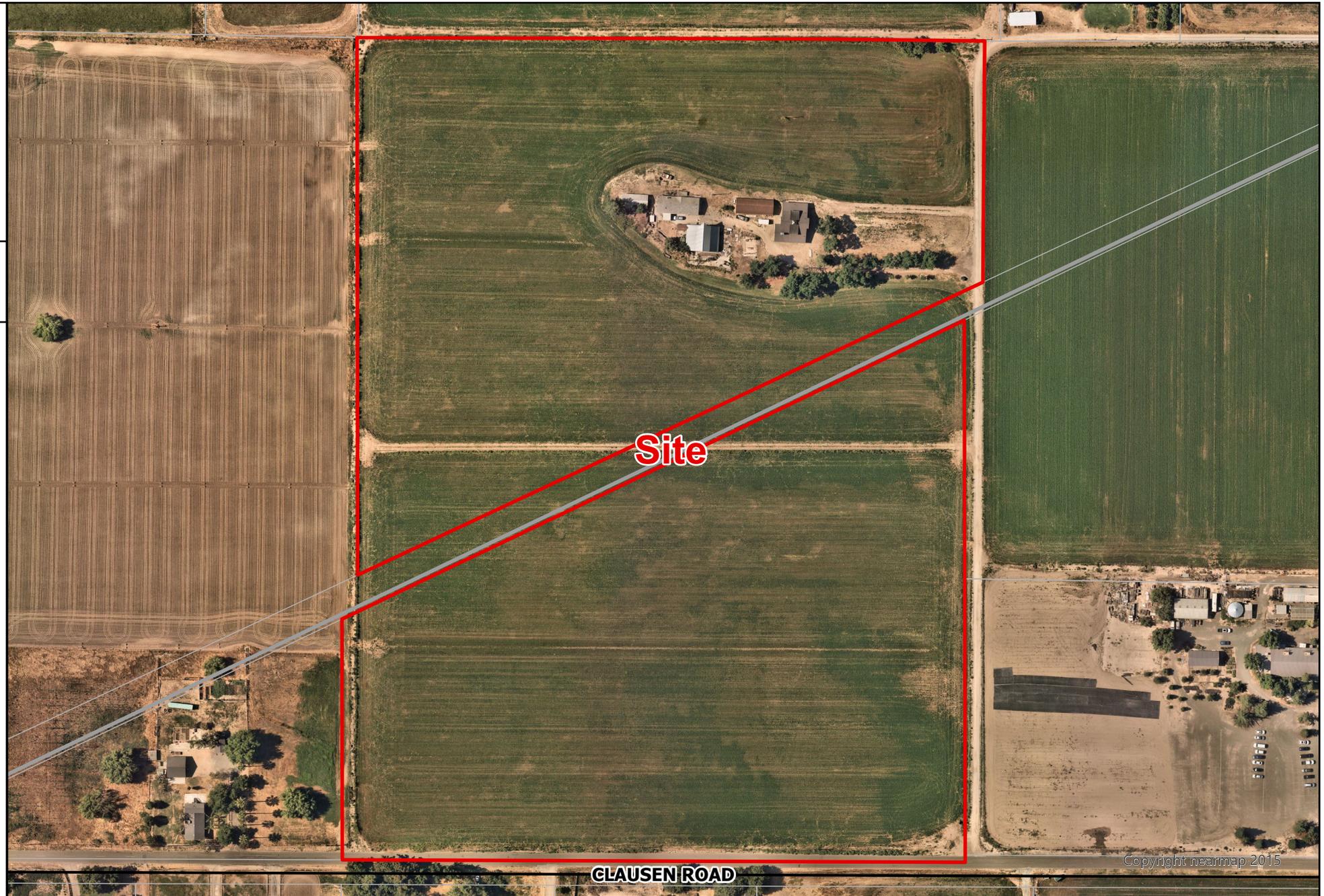
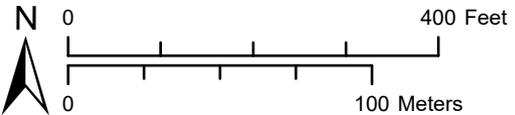
PM

PLN2023-0119

AERIAL SITE MAP

LEGEND

-  County Boundary
-  Project Site
-  Parcel
-  Road



SITE PLAN

11751 Gold Link rd

Turlock CA 95380

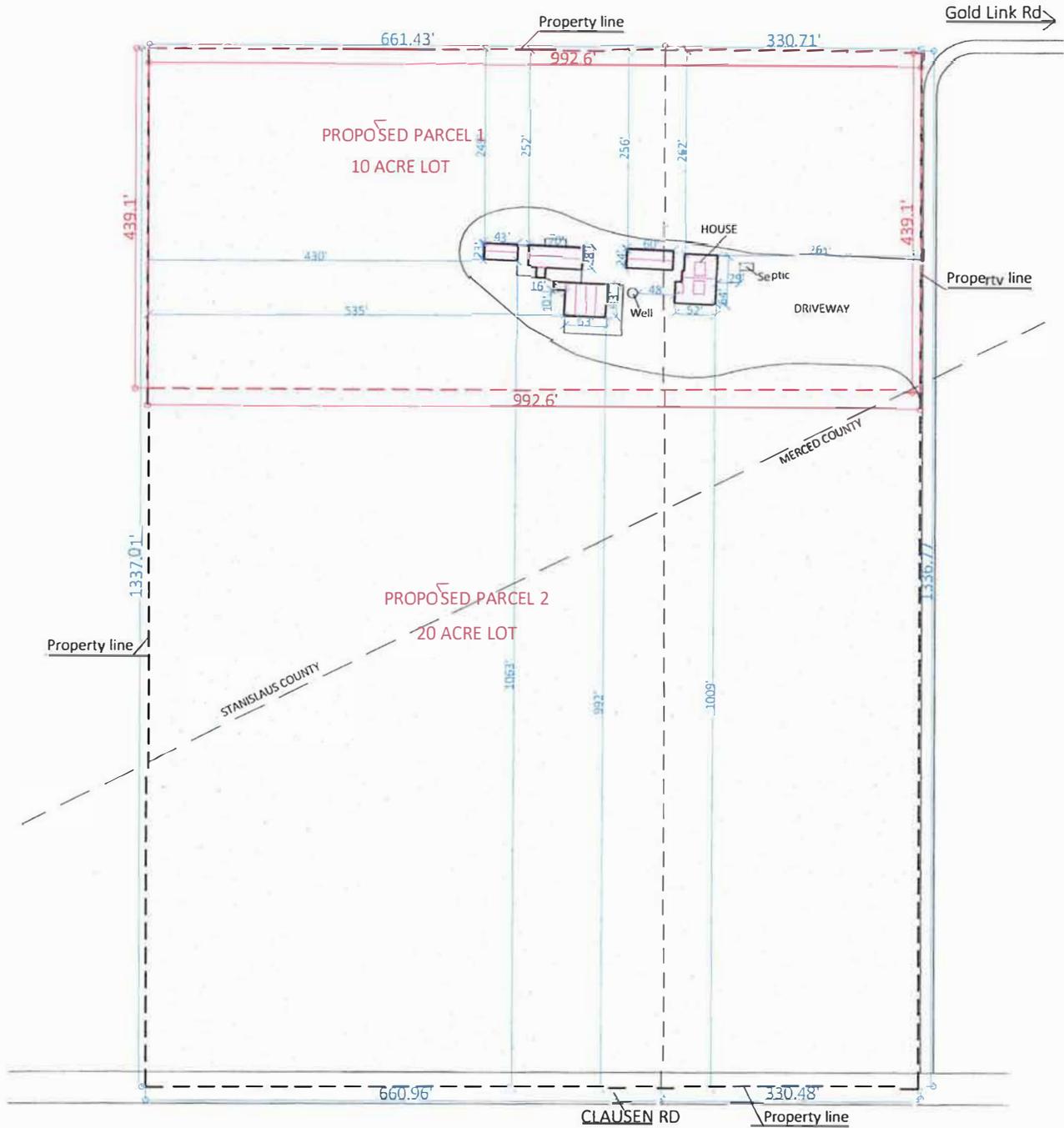
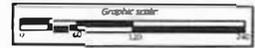
Parcel ID: 041-020-005-000

Lot area: 30.31 Acres

Plot Size: 11"x17"



scale 1"=130'

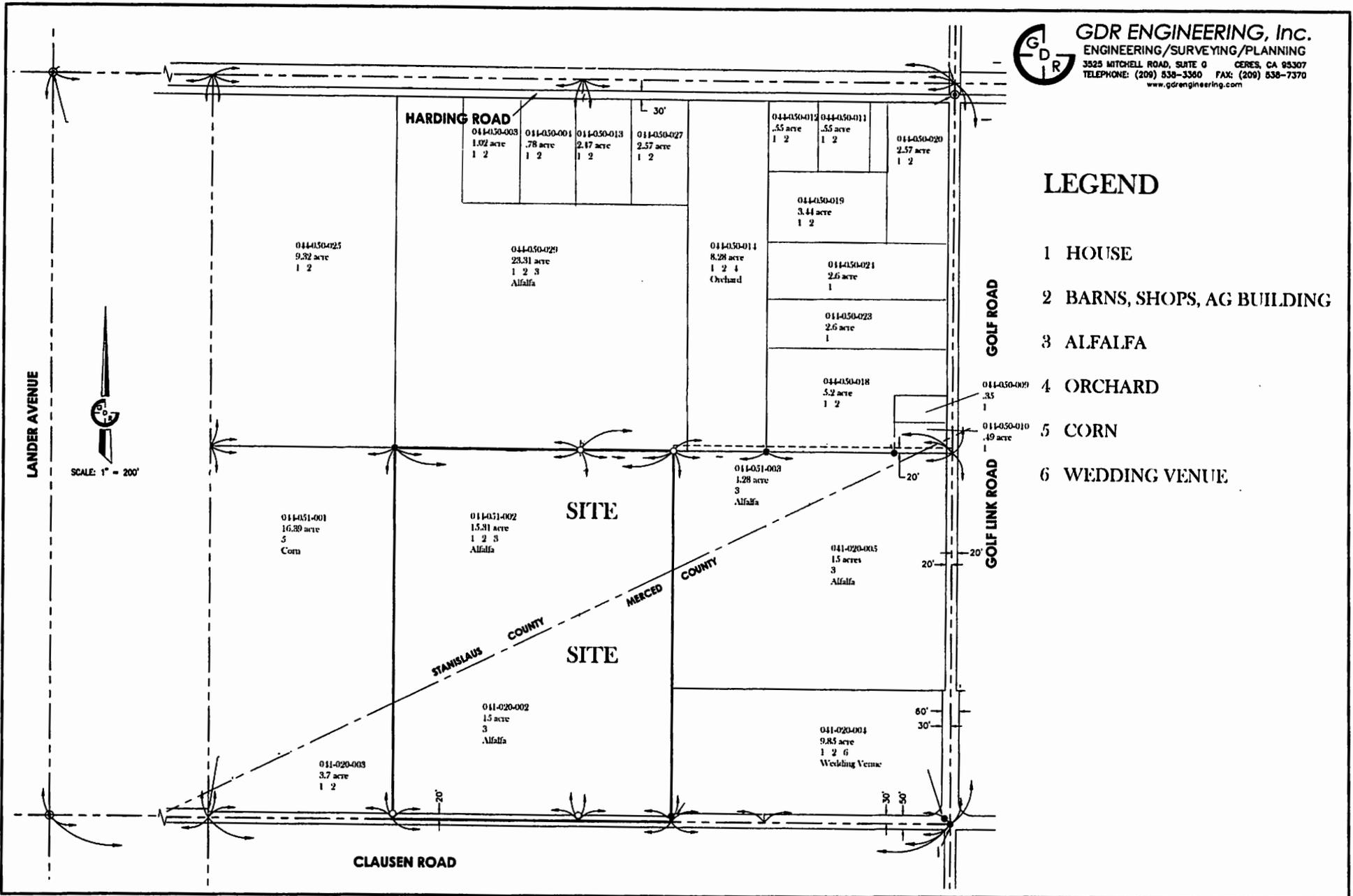




GDR ENGINEERING, Inc.
 ENGINEERING/SURVEYING/PLANNING
 3525 MITCHELL ROAD, SUITE 0 CERES, CA 95307
 TELEPHONE: (209) 838-3360 FAX: (209) 838-7370
 www.gdrengineering.com

LEGEND

- 1 HOUSE
- 2 BARN, SHOPS, AG BUILDING
- 3 ALFALFA
- 4 ORCHARD
- 5 CORN
- 6 WEDDING VENUE



CENTRAL CALIFORNIA INFORMATION CENTER

California Historical Resources Information System

Department of Anthropology – California State University, Stanislaus

One University Circle, Turlock, California 95382

(209) 667-3307



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

Date: 8/3/2023

Records Search File #: 12620N

Project: Parcel Split, 11751 Golf Link Road,
Turlock, CA 95380

Brandi Tucker
2930 Geer Road, PMB 105
Turlock, CA 95382
209-605-6823

bbrahic@hotmail.com

Dear Ms. Tucker:

We have conducted a non-confidential extended records search as per your request for the above-referenced project area located on the Turlock 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 T5S R10E (dated 1855) does not show any historic features within Section 35.
- The Official Map of the County of Stanislaus, California (1906) shows that parcels have been subdivided within the S ½ of the NE ¼ of Section 35, but none of the landowner

names are given (other than initials).

- The 1917 edition of the Turlock USGS quadrangle shows the alignments of both Clausen and Golf Roads.
- The 1948 edition of the Turlock USGS quadrangle references the road alignments and an access road leading to a building that appears to be within the project area that would be 75 years in age (or older), qualifying as a possible historical resource. We have no further information on file regarding this building.

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 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, Coordinator
Central California Information Center
California Historical Resources Information System

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

Marcus & Brandi Tucker
11751 Golf Link Rd
Turlock Ca 95380

Williamson Act Cancellation Findings

1. We have filed a notice of nonrenewal and paid fees, we have served the notice to the County.
2. There will be no adjacent lands removed from agricultural uses, all uses will remain as they are at this time.
3. The agricultural uses on site are in place at this time for another 3 years and will remain in place, alfalfa crop.
4. We are out in the middle of the agricultural land; this cancellation will not result in discontinuous patters of use or development.
5. This property is already in agricultural and we are not looking to change or add to this request, we don't need adjacent lands as we are not proposing any additional uses that are not already approved and on site. We are looking to sell off the land due to sudden financial constraints.