



Notice of Completion and Environmental Document Transmittal California Environmental Quality Act

SCH # _____

TO: State Clearinghouse P.O. Box 3044 Sacramento, CA 95812-3044 (916) 445-0613

FROM: Stanislaus County Planning & 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

Project Title: Parcel Map Application No. PLN2022-0005 – Furtado Land Co., LLC
Lead Agency: Stanislaus County Planning and Community Development Contact Person: Emily Basnight
Street Address: 1010 10th Street, Suite 3400 Phone: (209) 525-6330
City: Modesto, CA Zip: 95354 County: Stanislaus

Project Location: 5507 and 5601 Ellenwood Road City/Nearest Community: City of Oakdale
Cross Streets: Alvarado Road and Claribel Road Zip Code: 95361
Longitude/Latitude (degrees, minutes and seconds): ... Total Acres:
Assessor's Parcel Number: 010-019-029 Section: 32 Twp.: 2 Range: 11 Base: MDB&M
Within 2 Miles: State Hwy #: N/A Waterways: Oakdale Irrigation District - Kearney Lateral
Airports: N/A Railways: N/A Schools: Oakdale Union / Oakdale Joint Unified

Local Public Review Period: (to be filled in by lead agency)
Starting Date: March 30, 2022 Ending Date: April 14, 2022

Document Type:
CEQA: [] NOP [] Draft EIR [] Supplement/Subsequent EIR [] Neg Dec (Prior SCH No.) [] Mit Neg Dec [] Other:
NEPA: [] NOI [] EA [] Draft EIS [] FONSI
OTHER: [] Joint Document [] Final Document [] Other:

Local Action Type:
[] General Plan Update [] Specific Plan [] Rezone [] Annexation
[] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [] Use Permit [] Coastal Permit
[] Community Plan [] Site Plan [] Land Division (Subdivision, etc.) [] Other

Development Type:
[] Residential Units: Acres: [] Water Facilities Type: MGD
[] Office Sq.ft.: Acres: Employees: [] Transportation Type:
[] Commercial Sq.ft.: Acres: Employees: [] Mining Mineral:
[] Industrial Sq.ft.: Acres: Employees: [] Power Type: MW
[] Educational [] Waste Facilities Type: MGD
[] Recreational [] Hazardous Waste Type:
[] OCS Related [] Other Agricultural

Project Issues Discussed in Document:
[] Aesthetic/Visual [] Fiscal [] Recreation/Parks [] Vegetation
[] Agricultural Land [] Flood Plain/Flooding [] Schools/Universities [] Water Quality
[] Air Quality [] Forest Land/Fire Hazard [] Septic Systems [] Water Supply/Groundwater
[] Archeological/Historical [] Geological/Seismic [] Sewer Capacity [] Wetland/Riparian
[] Biological Resources [] Minerals [] Soil Erosion/Compaction/Grading [] Growth Inducement
[] Coastal Zone [] Noise [] Solid Waste [] Land Use
[] Drainage/Absorption [] Population/Housing Balance [] Toxic/Hazardous [] Cumulative Effects
[] Economic/Jobs [] Public Services/Facilities [] Traffic/Circulation [] Other None identified at this time.

Present Land Use/Zoning/General Plan Designation:
Dairy with five pole barns and planted in corn / General Agriculture (A-2-40) / Agriculture

Project Description: (please use a separate page if necessary)

Request to subdivide a 230.84-acre parcel in the General Agriculture (A-2-40) zoning district, into four parcels, 52.07±, 47.057±, 40.71±, and 49.726± acres in size, and a 40.78± acre remainder. The existing parcel is currently used to grow corn and is improved with a dairy consisting of five pole barns and two waste storage ponds. The applicant proposes to cease operation of the dairy and to abandon and fill-in the existing waste storage ponds and demolish a portion of a pole barn that is currently located on an existing property line. The applicant proposes to plant the proposed parcels in almond orchards following project approval. The current parcel receives irrigated water from the Oakdale Irrigation District. Development of the proposed almond orchards will include installation of standard irrigation infrastructure with each proposed parcel receiving irrigated water from the Oakdale Irrigation District. Proposed Parcel 1 will be planted in almond trees and is currently improved with the Kearny Lateral, a crossing point for access over the Lateral, and 30-foot-wide Oakdale Irrigation District underground pipeline easement. Proposed Parcels 2 and 3 will be planted in almond orchards and are currently improved with a 75-foot-wide utility easement. Proposed Parcel 4 will also be planted in almond trees and is currently improved with five pole barns and two Oakdale Irrigation District easements 30-feet and 60-feet in width. Proposed Parcels 2-4 will have access to Claribel Road, and proposed Parcel 1 will have access to Ellenwood Road. The proposed Remainder will access Claribel Road via a proposed 30-foot wide access easement across proposed Parcel 2 for the benefit of the proposed Remainder.

Reviewing Agencies Checklist:

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency, please denote that agency with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Emergency Services
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> Caltrans District # <u>10</u>	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans Division of Aeronautics	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Reclamation Board
<input checked="" type="checkbox"/> Central Valley Flood Protection Board	<input checked="" type="checkbox"/> Regional WQCB # <u>5</u>
<input type="checkbox"/> Coachella Valley Mountains Conservancy	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Colorado River Board Commission	<input type="checkbox"/> S.F. Bay Conservation & Development Commission
<input checked="" type="checkbox"/> Conservation, Department of	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mountains Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> Santa Monica Mountains Conservancy
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input checked="" type="checkbox"/> Fish & Game Region # <u>4</u>	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Forestry & Fire Protection, Department of	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> Housing & Community Development	<input checked="" type="checkbox"/> Other: <u>San Joaquin Valley Air Pollution Control District</u>
<input type="checkbox"/> Integrated Waste Management Board	<input checked="" type="checkbox"/> Other: <u>SWRCB Division of Drinking Water Dist. 10</u>
<input type="checkbox"/> Native American Heritage Commission	

Lead Agency (Complete if applicable):

Consulting Firm: Stanislaus County
Address: 1010 10th Street, Suite 3400
City/State/Zip: Modesto, CA 95354
Contact: Emily Basnight, Assistant Planner
Phone: (209) 525-6330

Applicant: Furtado Land Co., LLC
Address: 5507 Ellenwood Road
City/State/Zip: Oakdale, CA 95361
Contact: Kevin Cole, Giuliani & Kull, Inc.
Phone: (209) 847-8726

Signature of Lead Agency Representative: 

Date: 03/29/2022