

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Parcel Map Application No. PLN2022-0005 - Furtado Land Co., LLC

Lead Agency: Stanislaus County

Contact Name: Emily Basnight, Assistant Planner

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Project Location: 5507 and 5601 Ellenwood Road in the Oakdale area, Stanislaus County
City *County*

Project Description (Proposed actions, location, and/or consequences).

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 (OID). Development of the proposed almond orchards will include installation of standard irrigation infrastructure with each proposed parcel receiving irrigated water from OID. All Parcels will be planted in almond orchards, and are improved with existing easements, including the OID Kearny Lat. on Parcel 1. 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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

This is the first circulation of the project. No significant effects are known at this time.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

This is the first circulation of the project; no areas of controversy have been identified with respect to the proposed project.

Provide a list of the responsible or trustee agencies for the project.

See distribution list in Early Consultation Form.