

STANISLAUS COUNTY PLANNING COMMISSION

May 7, 2026

STAFF REPORT

PARCEL MAP AND VARIANCE APPLICATION NO. PLN2025-0124 ROSE & MARMON PARTNERSHIP

REQUEST: TO SUBDIVIDE A 15.07± ACRE PARCEL INTO A 2.47± ACRE PARCEL AND A 12.6± ACRE REMAINDER IN THE GENERAL AGRICULTURE (A-2-10) ZONING DISTRICT. A VARIANCE IS REQUIRED TO CREATE A PARCEL LESS THAN 10-ACRES IN SIZE.

APPLICATION INFORMATION

Applicant:	George Rose
Property owner:	Rose & Marmon Partnership (George Rose, Phyllis Rose, Richard Marmon, Carol Marmon, G. Rose Inc.)
Agent:	Newman Romano, LLC (Dave Romano)
Location:	7524 Gilbert Road, between Valley Home Road (State Route 120) and Rodden Road, in the Oakdale area
Section, Township, Range:	3-2-10
Supervisory District:	District One (Supervisor B. Condit)
Assessor's Parcel:	006-083-048
Referrals:	See Exhibit I Environmental Review Referrals
Area of Parcel(s):	Proposed Parcel 1: 2.47± acres Proposed Remainder: 12.6± acres
Water Supply:	Private well
Sewage Disposal:	Private septic system
General Plan Designation:	Agriculture
Community Plan Designation:	N/A
Existing Zoning:	General Agriculture (A-2-10)
Sphere of Influence:	N/A
Williamson Act Contract No.:	N/A
Environmental Review:	Negative Declaration
Present Land Use:	Single-family dwelling, detached shed, produce stand, row crops, and storm drainage basin.
Surrounding Land Use:	Irrigated orchards and scattered single-family dwellings in all directions; a church to the northwest; State Route (SR) 120, a cheese factory, commercial uses, the Stanislaus River, and the City of Oakdale to the south.

RECOMMENDATION

Staff recommends the Planning Commission approve this request, based on the discussion below and on the whole of the record provided to the County. If the Planning Commission decides to approve the project, Exhibit A provides an overview of the findings and actions required for project approval.

PROJECT DESCRIPTION

This is a request to subdivide a 15.07± acre parcel into a 2.47± acre parcel and a 12.6± acre remainder in the General Agriculture (A-2-10) zoning district (see Exhibit B-6 - *Vesting Tentative Parcel Map*). A variance is required to create a parcel less than 10-acres in size.

Proposed Parcel 1 has an existing driveway onto Gilbert Road, and the proposed remainder currently has existing access from Gilbert Road, 26 Mile Road, and SR 120.

SITE DESCRIPTION

The project site is located at 7524 Gilbert Road, between SR 120 and Rodden Road, in the Oakdale area. Proposed Parcel 1 is currently improved with a single-family dwelling and detached shed. The proposed remainder is currently planted in row crops and improved with a produce stand, two storage sheds, and a storm drainage basin. The site is located in the Local Agency Formation Commission (LAFCO) adopted Sphere of Influence (SOI) of the City of Oakdale.

The existing produce stand was originally permitted in 1997 under Staff Approval Permit No. 97-04 – Xor Chang.

The proposed remainder currently has multiple easements, including a 25-foot-wide storm drainage easement with ingress and egress from Gilbert Road leading to a storm drainage basin on the eastern side of the parcel, a drainage pond easement south of the adjoining 2.02± acre parcel (Assessor's Parcel Number [APN] 006-083-037), a 20-foot-wide right-of-way drainage easement that crosses the same 2.02± acre parcel and a five-foot-wide drainage easement along SR 120 (see B6 - *Vesting Tentative Parcel Map*).

With the County's development of the drainage basin in 2023 to deal with flooding issues along Gilbert Road, access between the proposed Parcel 1 and the remainder has been restricted. Exhibits B7 through B12 provide photographs and a map of the area showing how the drainage pond improvements have restricted access.

The proposed remainder is irrigated via a drip irrigation system which receives irrigation water from an offsite private agricultural well on the adjoining 2.09± acre parcel along Gilbert Road (APN 006-083-043); there are no permanent rights to secure the on-going availability of this irrigation water supply. Proposed Parcel 1 is not currently irrigated and does not have access to any onsite irrigation infrastructure. The entire project site is located within the Oakdale Irrigation District (OID) but is not currently being served by the District.

The project site is surrounded by irrigated orchards and scattered single-family dwellings in all

directions; a church to the northwest; and SR 120, a cheese factory, commercial uses, the Stanislaus River, and the City of Oakdale to the south.

ISSUES

While variance findings are generally difficult to make, the fact that access between the proposed Parcel 1 and the remainder portions of the project site has been restricted by the County's development of a drainage basin on the proposed remainder supports the making of variance findings. Furthermore, the parcelization history and pattern in the area lend support to making the variance findings.

The project site was initially created with the recording of a tentative map in 1990 under the same property ownership by Tentative Map Application No. 90-02 and Variance Application No. 89-17-Gilbert Road Subdivision – Arambel/Rose; the 1990 tentative map created five parcels ranging from 1.377± to 5.034± acres in size and one 20.679± acre parcel from six legal parcels in the A-2-10 zoning district. Staff recommended approval of the project based on the poor soil capability of the site, similar sizes of surrounding parcels, and the fact that the site comprised six existing parcels (four of which already fell below the 10-acre minimum). A tentative map and variance from the 10-acre minimum parcel size were pursued because requirements for Lot Line Adjustments in the A-2 zoning district (which are still in place) would have required the parcels to be adjusted for agricultural purposes. Staff concurred with the applicant's determination that the site's poor soils were not capable of sustaining a viable agricultural commodity, and a variance for the creation of the ranchette parcels was warranted. The Planning Commission approved the project on February 1, 1990. The final map was recorded on September 21, 1990 (see Exhibit F-*Map of the Gilbert Road Subdivision [35-M-30]*). The project site consists of a portion of the 5.034± acre (Parcel 3) and 20.679± acre (Parcel 1) parcels created under that map (35-M-30).

The project site was subsequently adjusted to 23.64± acres in size via a Lot Line Adjustment recorded on January 11, 1991. A subsequent parcel map recorded on December 14, 1993 (46-PM-35) created two parcels, 4± and 4.11± acres in size, and a 15.53± acre remainder (the project site under the current request) to allow for the development of a previously approved cheese factory on separate parcels and to account for the future alignment of Highway 120 proposed at the time. This proposed future alignment would have cut through the 15.53± acre remainder (see Exhibit G - Parcel Map 46-PM-35). Plans for this alignment of Highway 120 were subsequently abandoned. A lot line adjustment in 2001 then adjusted the parcel to its current configuration.

If the Planning Commission approves the subject variance request, the proposed parcels would be consistent with previous development in the surrounding area, including previous configurations of the subject parcel, and will not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity. As such, Planning staff is recommending approval of the variance request. A full discussion of the variance findings can be found in the *Zoning and Subdivision Ordinance Consistency* section of this report.

No other issues have been identified as a part of this request. Standard conditions of approval have been added to the project (see Exhibit C – *Conditions of Approval*).

GENERAL PLAN CONSISTENCY

The site is currently designated “Agriculture” in the Stanislaus County General Plan. The agricultural designation recognizes the value and importance of agriculture by acting to preclude incompatible urban development within agricultural areas and, as such, should generally be zoned 40- to 160- acre minimum parcel sizes. Exceptions to the 40- to 160-acre minimum parcel sizes are recognized for land in a ranchette area so identified because of significant existing parcelization of property, poor soils, location, and other factors which limit the agricultural productivity of the area. Areas recognized as ranchette areas are allowed minimum parcels sizes of three, five, 10, and 20-acres. While not the County’s current practice, 10-acre minimums have also been applied to areas located within LAFCO adopted SOI.

In lieu of a variance request, the only other option for creation of the proposed parcel would be to amend the project sites General Plan Designation from Agricultural to Low Density Residential and to rezone the project site from A-2-10 to a Rural Residential (R-A) zoning designation with a lower minimum parcel size (8,000 square-foot minimum); however, such a request would likely not be supported by staff and would be subject to the 2008 voter passed Thirty (30) Year Land Use Restriction Initiative (Measure E). Measure E is implemented as Goal Seven, Policy Thirty-two of the County’s General Plan Land Use Element, which triggers a majority vote of the County voters at a general or special local election for redesignation or rezoning of land, in the unincorporated area, from agricultural or open space use to a residential use.

Agricultural Element Objective 2.2 of the County’s General Plan discourages urbanization and the conversion of agricultural land in unincorporated areas of the County; however, the current 10-acre minimum zoning is a reflection of the sites location within a LAFCO adopted SOI which is an indication of anticipated urbanization. The site’s 10-acre minimum zoning also reflects the areas heavy parcelization to sizes of 10-acres or below.

Several other A-2-10 zoned parcels along Gilbert Road exist within the vicinity of the project site that are under 10-acres in size (see Exhibit B-5 – *Acreage Map*). The A-2-10 zoning district in this area was established in 1973. Proposed Parcel 1 has not been farmed for several years, and its proposed size would be consistent with similar parcels nearby.

Goal Five, Policy 26, Implementation Measure 1 of the Stanislaus County General Plan states that all discretionary development proposals within the SOI or areas of specific designation of a city shall not be approved by the County unless written communication is received from the city memorializing their approval. If approved by the city, the city should specify what conditions are necessary to ensure that development will comply with city development standards. Approval from a city does not preclude the County decision-making body from exercising discretion, and it may either approve or deny the project. The project site lies within the LAFCO adopted SOI for the City of Oakdale. The project was referred to the City of Oakdale, who responded on February 24, 2026 with no comments on the project.

With the exception of a variance being required due to minimum parcel size requirements, staff’s evaluation of the project finds the design of the parcel map to be in conformance with the Stanislaus County General Plan.

ZONING AND SUBDIVISION ORDINANCE CONSISTENCY

The site is currently zoned General Agriculture (A-2-10), which requires a minimum lot size of 10 gross acres for the creation of new parcels pursuant to Section 21.20.060 of the Stanislaus County Zoning Ordinance. Accordingly, the applicant has applied for a variance from the minimum parcel requirement. For a variance to be granted, the following findings must be made:

1. That because of special circumstances applicable to the subject property, including size, shape, topography, location, or surroundings, the strict application of this Chapter will deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification;
2. That the granting of the application is necessary for the preservation and enjoyment of substantial property rights of the petitioner and will not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is situated; and
3. That the granting of such application will not, under the circumstances of the particular case, materially affect adversely the health or safety of persons residing or working in the neighborhood of the property of the applicant and will not, under the circumstances of this particular case, be materially detrimental to the public welfare or injurious to the property or improvements in said neighborhood.

The applicant's representative has provided findings for project approval (see Exhibit H – *Applicant's Findings Statement*), stating that the project site has unique features, which supports the findings required for approval of the Variance request. An access and storm drainage easement across the proposed remainder and a recent storm drainage basin developed in the eastern portion of the proposed remainder effectively separates proposed Parcel 1 from the proposed remainder, and several other A-2-10 zoned parcels along Gilbert Road exist in the vicinity of the project site that are under 10-acres in size. Proposed Parcel 1 is specifically located between two existing undersized parcels that are 1.84± and 2.12± acres in size under the same A-2-10 zoning that were previously subdivided under a similar request, Tentative Map Application No. 90-02 and Variance Application No. 89-17- Gilbert Road Subdivision – Arambel/Rose (see Exhibit F- *Map of the Gilbert Road Subdivision [35-M-30]*). The applicant's representative further states that by granting the requested variance, the owner will not obtain a special privilege, as the parcel will become consistent with other similarly situated parcels in the area.

As discussed further in the *Issues* section, Planning staff believes that due to the on-site drainage basin and to the site's parcelization history, that special circumstances unique to the parcel exist warranting approval of this variance request, similar to the previous Arambel/Rose request. The drainage basin, created in 2023 to alleviate flooding issues along Gilbert Road, is set at a lower elevation than the remainder of the project site and extends along the entirety of the rear of proposed Parcel 1. The basin restricts access between proposed Parcel 1 and the proposed remainder. The parcelization history of the project site also gives weight to the applicant's request to create a parcel below the minimum parcel size. The site was initially comprised of portions of Parcels 1 and 3 of the Gilbert Road Subdivision (see Exhibits F and G). Proposed Parcel 1 consists of a 2.47± acre portion of Lot 3 of the Gilbert Road Subdivision. A subsequent parcel map and lot line adjustments have brought the parcels to their current configuration. When the

initial tentative map, the Gilbert Road Subdivision – Arambel/Rose was approved in 1990, staff believed that the site’s poor soils were not capable of sustaining a viable agricultural commodity, and a variance for the creation of the ranchette parcels was warranted. Although the project site is currently farmed, irrigation water is provided via an off-site well and the site is not served by OID. Previous correspondence from OID indicated that if the property owners wanted to connect to OID service now or in the future, OID would work with them to start services pursuant to OID’s connection policies. If the Planning Commission approves the subject variance request, the proposed parcels would be consistent with previous development in the surrounding area, including previous configurations of the subject parcel, and will not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity. As such, Planning staff is recommending approval of the variance request.

Zoning regulations will allow up to one single-family dwelling, one ADU, and one JADU each on proposed Parcel 1 and the remainder, thus increasing the potential residential capacity of the project site if the request is approved. All residential development will be served by a private well and septic system. No construction is proposed at this time but would be allowed under the zoning.

Staff believes that the proposed parcels meet the Subdivision Ordinance’s access and design criteria required for the creation of new parcels.

Staff believes that the findings required for approval of the Variance requested for this project can be found and that the request is consistent with previous requests that have been approved by the Planning Commission.

ENVIRONMENTAL REVIEW

Pursuant to the California Environmental Quality Act (CEQA), the proposed project was circulated to interested parties and responsible agencies for review and comment, and no significant issues were raised (see Exhibit I - *Environmental Review Referrals*).

Accordingly, a Negative Declaration has been prepared for approval prior to action on the project itself as the project will not have a significant effect on the environment (see Exhibit E - *Negative Declaration*). Conditions of approval reflecting referral responses have been placed on the project (see Exhibit C - *Conditions of Approval*).

Note: Pursuant to California Fish and Game Code Section 711.4, a filing fee shall be paid for all project applications subject to the California Environmental Quality Act (CEQA); therefore, the applicant will further be required to pay **\$3,100.75** for the California Department of Fish and Wildlife and the Clerk-Recorder filing fees. The attached Conditions of Approval ensure that this will occur.

Contact Person: Marcus Ruddicks, Assistant Planner, (209) 525-6330

PM VAR PLN2025-0124

Staff Report

May 7, 2026

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Attachments:

- Exhibit A – Findings and Actions Required for Project Approval
- Exhibit B – Maps, Parcel Map, and Site Photographs
- Exhibit C – Conditions of Approval
- Exhibit D – Initial Study
- Exhibit E – Negative Declaration
- Exhibit F – Map of the Gilbert Road Subdivision (35-M-30)
- Exhibit G – Parcel Map 46-PM-35
- Exhibit H – Applicant's Findings Statement
- Exhibit I – Environmental Review Referrals
- Exhibit J – Levine Act Disclosure Statement

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Findings and Actions Required for Project Approval

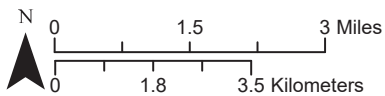
1. Adopt the Negative Declaration pursuant to CEQA Guidelines Section 15074(b), by finding that on the basis of the whole record, including the Initial Study and any comments received, that there is no substantial evidence the project will have a significant effect on the environment and that the Negative Declaration reflects Stanislaus County's independent judgment and analysis.
2. Order the filing of a Notice of Determination with the Stanislaus County Clerk-Recorder's Office pursuant to Public Resources Code Section 21152 and CEQA Guidelines Section 15075.
3. Find That:
 - a. Because of special circumstances applicable to the subject property, including size, shape, topography, location or surroundings, the strict application of this Chapter will deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification;
 - b. The granting of the application is necessary for the preservation and enjoyment of substantial property rights of the petitioner and will not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is situated;
 - c. The granting of such application will not, under the circumstances of the particular case, materially affect adversely the health or safety of persons residing or working in the neighborhood of the property of the applicant and will not, under the circumstances of this particular case, be materially detrimental to the public welfare or injurious to property or improvements in said neighborhood;
 - d. The proposed parcel map is consistent with applicable general and specific plans as specified in Section 65451 of California Code, Government Code.
 - e. The design or improvement of the proposed parcel map is consistent with applicable general and specific plans.
 - f. The site is physically suitable for the type of development.
 - g. The site is physically suitable for the proposed density of development.
 - h. The designs of the parcel map or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish and wildlife or their habitat.
4. Approve Parcel Map and Variance Application No. PLN2025-0124 - Rose & Marmon Partnership, subject to the attached Conditions of Approval.

ROSE AND MARMON PARTNERSHIP PM VAR PLN2025-0124

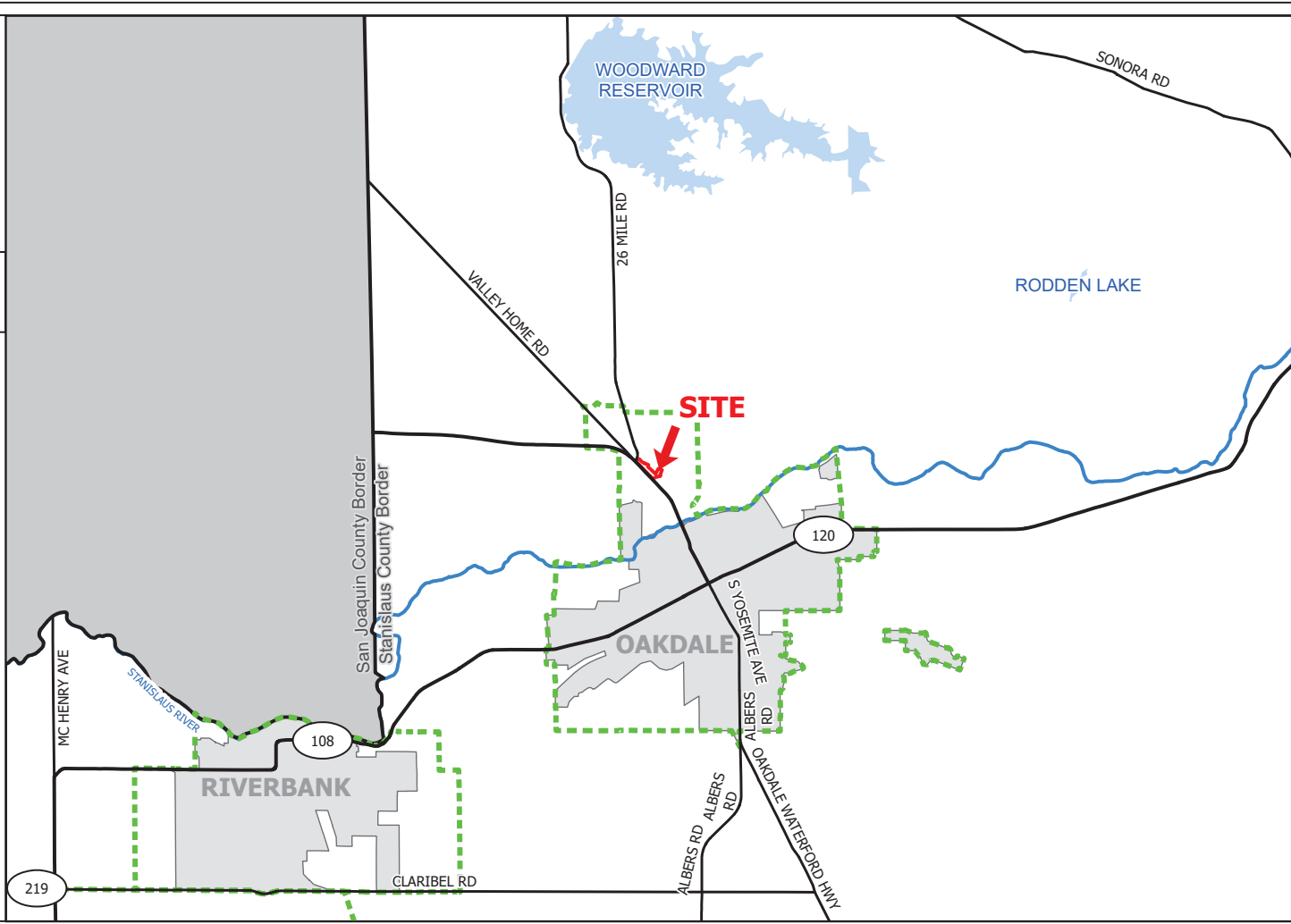
AREA MAP

LEGEND

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



Source: Planning Department GIS Date Exported: 12/4/2025



ROSE AND MARMON PARTNERSHIP PM VAR PLN2025-0124

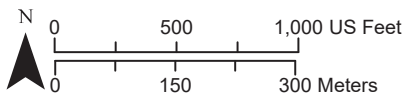
GENERAL PLAN MAP

LEGEND

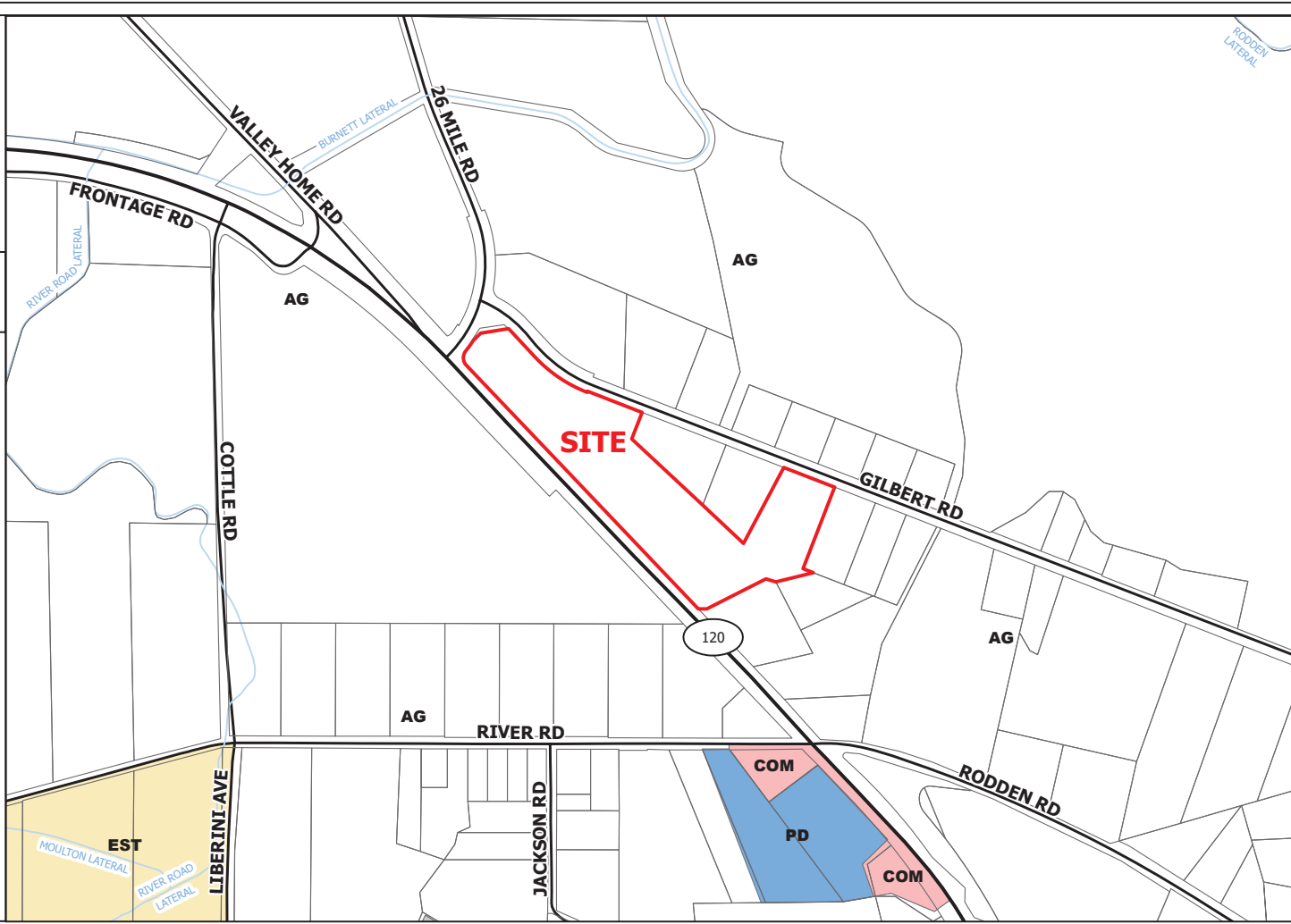
- Project Site
- Parcel
- Highway
- Street
- Canal

General Plan

- Agriculture (AG)
- City
- Commercial (COM)
- Estate Residential (EST)
- Planned Development (PD)



Source: Planning Department GIS Date Exported: 12/4/2025

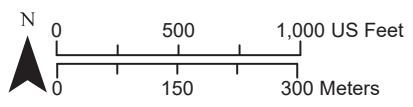


ROSE AND MARMON PARTNERSHIP PM VAR PLN2025-0124

ZONING MAP

LEGEND

- Project Site
 - Parcel
 - Highway
 - Street
 - Canal
- Zoning Designation**
- City of Oakdale
 - General AG 10 Acre (A-2-10)
 - General AG 40 Acre (A-2-40)
 - Highway Frontage (H-1)
 - Planned Development (P-D)
 - Rural Residential (R-A)








Source: Planning Department GIS Date Exported: 12/4/2025

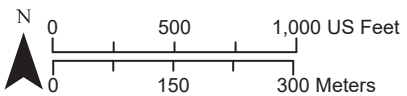


ROSE AND MARMON PARTNERSHIP PM VAR PLN2025-0124

2023 AERIAL AREA MAP

LEGEND

-  Project Site
-  Parcel
-  Highway
-  Street
-  Canal



Source: Planning Department GIS Date Exported: 12/4/2025

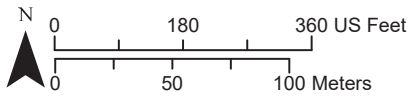


ROSE AND MARMON PARTNERSHIP PM VAR PLN2025-0124

2023 AERIAL SITE MAP

LEGEND

-  Project Site
-  Parcel
-  Highway
-  Street



Source: Planning Department GIS

Date Exported: 12/4/2025



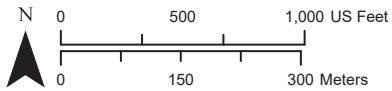
ROSE & MARMON PARTNERSHIP

PM VAR PLN2025-0124

ACREAGE MAP

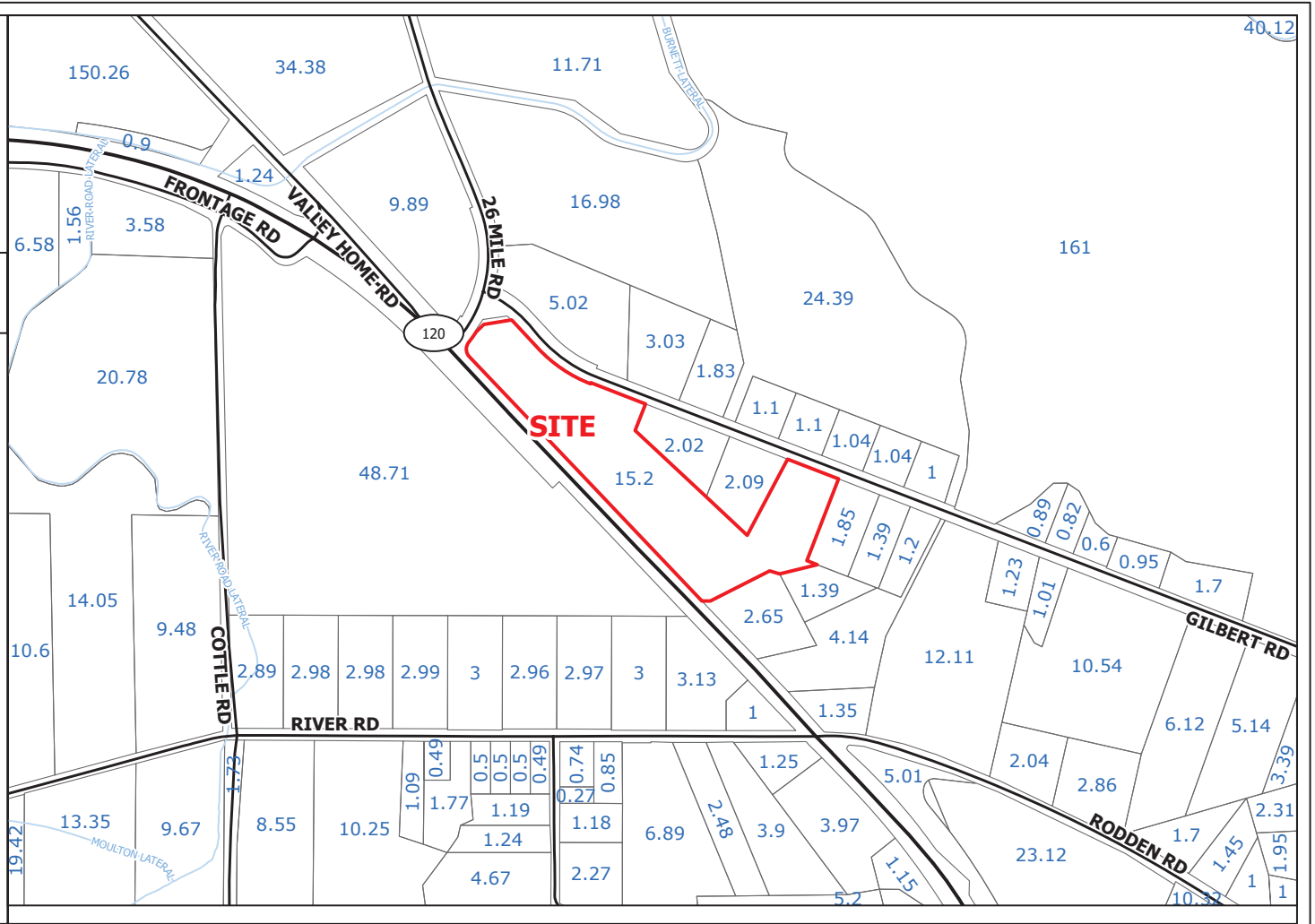
LEGEND

- Highway
- Street
- Canal
- Project Site
- Parcel

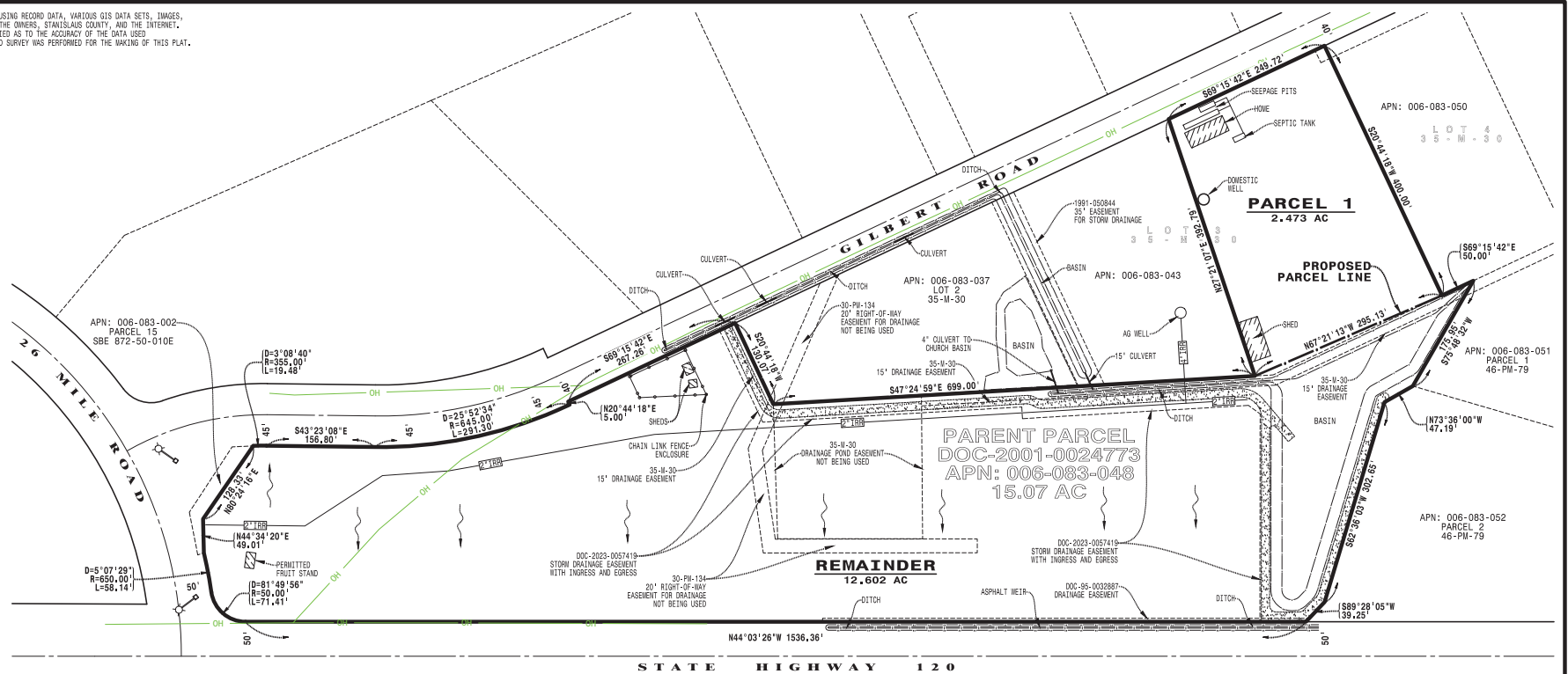


Source: Planning Department GIS

Date Exported: 12/4/2025



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OWNERS:
ROSE AND MARION PARTNERSHIP, A GENERAL PARTNERSHIP
(209) 848-8095
608 FAIRFAX DRIVE
OAKDALE, CA 95361

OBJECTIVE:
TO SPLIT THE HOUSE PARCEL FROM THE REMAINDER.

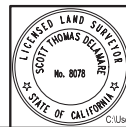
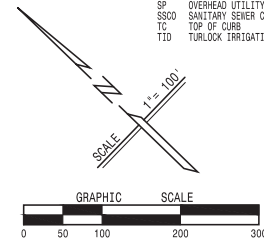
LAND SURVEYOR / CARTOGRAPHER:
SCOTT THOMAS DELAMARE, LS 8078
OF ENGINEERING, INC., CIVIL ENGINEERING AND SURVEYING
3421 TULLY ROAD, SUITE 'J', MODESTO CA 95330
TELEPHONE (209) 529-7451

PARCEL DATA:
ASSESSOR'S PARCEL NUMBER..... 006-083-048
ADDRESS..... 7524 GILBERT ROAD, OAKDALE, CA 95361
ZONING..... GENERAL AG 10 ACRE
USE..... THE PARENT PARCEL IS CURRENTLY SEASONALLY FARMED WITH A PERMITTED FRUIT STAND AND A HOME SITE FRONTING GILBERT ROAD. USE IS NOT PLANNED TO CHANGE.
SOIL TYPE AND SLOPES..... 60.2% HONOUT SANDY LOAM, 0 TO 2 PERCENT SLOPES
39.8% MADERA SANDY LOAM, 0 TO 2 PERCENT SLOPES
PER U.S. DEPARTMENT OF AGRICULTURE, <https://nrcs.usda.gov>
WATER TABLE DEPTH..... 110+ PER LATEST AND NEAREST AVAILABLE CA DEPARTMENT OF WATER RESOURCES DATA
<https://sgma.water.ca.gov/wetbgs17appid=SGMADataViewr/wetbgs17>
FLOOD INFORMATION..... PARCEL IS IN AN AREA OF MINIMAL FLOOD HAZARD, ZONE X, FEMA MAP NO. 06099C0190E

- NOTES:**
- 1) NO IMPROVEMENTS ARE PROPOSED WITH THIS SUBDIVISION.
 - 2) AGRICULTURAL WATER BY OFFSITE AG WELL.
 - 3) DOMESTIC WATER IS BY ON-SITE DOMESTIC WELL.
 - 4) SANITARY SEWER IS BY ON-SITE SEPTIC SYSTEM.
 - 5) STORM DRAINAGE WILL REMAIN AS EXISTING.
 - 6) THIS PROPERTY IS NOT UNDER WILLIAMSON ACT CONTRACT.
 - 7) THIS TENTATIVE PARCEL MAP WAS PREPARED FROM RECORD INFORMATION AND DOES NOT REPRESENT A FIELD MEASURED SURVEY. NO WARRANTY OF GUARANTEE IS BEING STATED, EXPRESSED OR IMPLIED.
 - 8) ALL REFERENCES ARE TO STANISLAUS COUNTY RECORDS

- ABBREVIATIONS:**
- C CONCRETE
 - EP EDGE OF PAVEMENT
 - EX EXISTING
 - FL FLOWLINE
 - GP OVERHEAD UTILITY GUY POLE
 - LI LIP OF BUTTER
 - WM MANHOLE
 - PP OVERHEAD UTILITY POWER POLE
 - PL PLANTING EASEMENT
 - PUE PUBLIC UTILITY EASEMENT
 - SDCO STORM DRAIN CLEAN-OUT
 - SP OVERHEAD UTILITY SERVICE POLE
 - SS SANITARY SEWER CLEAN-OUT
 - TC TOP OF CURB
 - TID TURLOCK IRRIGATION DISTRICT

- LEGEND:**
- PARENT PARCEL EXISTING BOUNDARY
 - EXISTING ROAD RIGHT OF WAY
 - EXISTING NEIGHBORS' PARCEL LINE
 - EXISTING CENTERLINE
 - EXISTING EASEMENT AS NOTED
 - PROPOSED PARCEL LINE
 - STRUCTURE AS NOTED
 - IRRIGATION LINE AS NOTED
 - SEASONAL DRIP IRRIGATION
 - TOE OF EARTHEN BANK
 - TOP OF EARTHEN BANK
 - GRAVEL ROAD
 - OH OVERHEAD UTILITY
 - ELECTROLINER
 - CHAIN LINK FENCE ENCLOSURE



DF ENGINEERING, INC.
CIVIL ENGINEERING AND SURVEYING
3421 TULLY ROAD, SUITE 'J', MODESTO, CA 95330
TELEPHONE (209) 529-7450 • EMAIL dfengineering@dfengineering.com
© COPYRIGHT 2025 DF ENGINEERING, INC.
Signed: *Scott Thomas Delamare* November 19, 2025
SCOTT THOMAS DELAMARE L.S. 8078 DATE

VESTING TENTATIVE PARCEL MAP
A PROPOSED DIVISION OF THE PROPERTY AS DESCRIBED IN THAT PARTNERSHIP GRANT DEED RECORDED AS DOC-2001-0024773, STANISLAUS COUNTY RECORDS, BEING A PORTION OF THE DESIGNATED REMAINDER AS SHOWN ON THE PARCEL MAP FILED IN BOOK 46 OF PARCEL MAPS AT PAGE 35, STANISLAUS COUNTY RECORDS, LYING IN SECTION 3, T.2 S., R.10 E., M. D. N., COUNTY OF STANISLAUS, STATE OF CALIFORNIA

PAGE **1** OF **1**
JOB 2511
DR. BY STD
CK. BY NIP
SCALE 1" = 100'
DATE Nov., 2025

EXHIBIT B-6

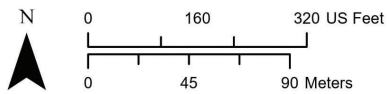
**ROSE & MARMON
PARTNERSHIP**

**PM VAR
PLN2025-0124**

2025 AERIAL SITE MAP

LEGEND

- Highway
- Street
- Project Site



Source: Planning Department GIS Date Exported: 4/24/2026



EXHIBIT B-7



AERIAL VIEW OF DRAINAGE BASIN SHOWING SR 120 FRONTAGE

EXHIBIT B-8



VIEW LOOKING NORTHEAST TOWARD PROPOSED PARCEL 1, SHOWING DRAINAGE BASIN FROM SR 120 FRONTAGE EXHIBIT B-9



VIEW LOOKING NORTHEAST TOWARD PROPOSED PARCEL 1, SHOWING DRAINAGE BASIN

EXHIBIT B-10



VIEW LOOKING NORTHWEST TOWARD DRAINAGE BASIN ON PROPOSED REMAINDER



VIEW LOOKING EAST TOWARD DRAINAGE BASIN AND PROPOSED PARCEL 1

EXHIBIT B-12

CONDITIONS OF APPROVAL

**PARCEL MAP AND VARIANCE APPLICATION NO. PLN2025-0124
ROSE & MARMON PARTNERSHIP**

Department of Public Works

1. The recorded parcel map shall be prepared by a licensed land surveyor or a registered civil engineer licensed to practice land surveying in California.
2. All structures not shown on the parcel map shall be removed prior to the parcel map being recorded.
3. All structures shown on the parcel map that are on lot lines shall be removed prior to the parcel map being recorded.
4. The developer will be required to install or pay for the installation of any signs and/or markings, if warranted.
5. Prior to the recording of the parcel map the new parcels shall be surveyed and fully monumented.
6. An Encroachment Permit shall be obtained for any work performed within the County right-of-way. Work shall conform to current County Standards and Specifications.

Department of Planning and Community Development

7. Pursuant to Section 711.4 of the California Fish and Game Code, the applicant is required to pay a California Department of Fish and Wildlife fee at the time of filing a "Notice of Determination." Within five (5) days of approval of this project by the Planning Commission or Board of Supervisors, the applicant shall submit to the Department of Planning and Community Development a check for **\$3,100.75**, made payable to **Stanislaus County**, for the payment of California Department of Fish and Wildlife and Clerk-Recorder filing fees. Pursuant to Section 711.4 (e) (3) of the California Fish and Game Code, no project shall be operative, vested, or final, nor shall local government permits for the project be valid, until the filing fees required pursuant to this section are paid.
8. Developer shall pay all Public Facilities Impact Fees and Fire Facilities Fees as adopted by Resolution of the Board of Supervisors. The fees shall be payable at the time of issuance of a building permit for any construction in the development project and shall be based on the rates in effect at the time of building permit issuance.
9. The applicant/owner is required to defend, indemnify, or hold harmless the County, its officers, and employees from any claim, action, or proceedings against the County to set aside the approval of the project which is brought within the applicable statute of limitations. The County shall promptly notify the applicant of any claim, action, or

proceeding to set aside the approval and shall cooperate fully in the defense.

10. Should any archeological or human remains be discovered during development, work shall be immediately halted within 150 feet of the find until it can be evaluated by a qualified archaeologist. If the find is determined to be historically or culturally significant, appropriate mitigation measures to protect and preserve the resource shall be formulated and implemented. The Central California Information Center shall be notified if the find is deemed historically or culturally significant.
11. The Department of Planning and Community Development shall record a Notice of Administrative Conditions and Restrictions with the County Recorder's Office within 30 days of project approval. The Notice includes: Conditions of Approval/Development Standards and Schedule; any adopted Mitigation Measures; and a project area map.
12. Prior to the issuance of building permits for a dwelling, the owner/developer shall pay a fee of \$339 per dwelling for the County's Sheriff Department.
13. The recorded parcel map shall contain the following statement:

"All persons purchasing lots within the boundaries of this approved map should be prepared to accept the inconveniences associated with the agricultural operations, such as noise, odors, flies, dust, or fumes. Stanislaus County has determined that such inconveniences shall not be considered to be a nuisance if agricultural operations are consistent with accepted customs and standards."

Department of Environmental Resources – Environmental Health Division

14. Each developed parcel (or upon development) shall have an approved independent domestic water supply. Prior to the issuance of a building permit, the parcel must have its own water well or an approved water well permit issued. You will need to obtain a drilling permit from the Department of Environmental Resources, in accordance with Stanislaus County Policy and the State Model Well Standards Ordinance.
15. On-site wastewater disposal system for parcel 2 shall be by individual Primary and Secondary wastewater treatment units, operated under conditions and guidelines established by Measure X.
16. A statement shall be placed on the final map to be recorded. The statement shall read:

"As per Stanislaus County Code 16.10.020 and 16.10.040, all persons purchasing lots within the boundaries of this approved map should be prepared to accept the responsibilities and costs associated with the operation and maintenance of the required primary and secondary onsite wastewater treatment system. All persons are required to provide adequate maintenance and operate the onsite wastewater treatment system as prescribed by the manufacturer, so as to prevent groundwater degradation."

17. All applicable County Local Agency Management Program (LAMP) standards and required setbacks are to be met.

Department of Toxic Substances Control (DTSC)

18. Prior to issuance of a building or grading permit for any future development, the applicant/developer shall consult with DTSC if any imported soil and fill material will be used.

San Joaquin Valley Air Pollution Control District (SJVAPCD)

19. Prior to ground disturbance or issuance of a grading or building permit, the developer shall contact the SJVAPCD to determine if the project is subject to SJVAPCD Rule 2010 (Permits Required), Rule 2201 (New and Modified Stationary Source Review), Rule 4002 (National Emissions Standards for Hazardous Air Pollutants), Rule 4102 (Nuisance), Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations), Regulation VIII (Fugitive PM10 Prohibitions), or if any other SJVAPCD rules or permits are required.

Please note: If Conditions of Approval/Development Standards are amended by the Planning Commission or Board of Supervisors, such amendments will be noted in the upper right-hand corner of the Conditions of Approval/Development Standards; new wording is in bold font and deleted wording is in strikethrough.



CEQA INITIAL STUDY

Adapted from CEQA Guidelines APPENDIX G Environmental Checklist Form, Final Text, January 1, 2025

- 1. **Project title:** Parcel Map and Variance Application No. PLN2025-0124 - Rose & Marmon Partnership
- 2. **Lead agency name and address:** Stanislaus County
1010 10th Street, Suite 3400
Modesto, CA 95354
- 3. **Contact person and phone number:** Marcus Ruddicks, Assistant Planner
(209) 525-6330
- 4. **Project location:** 7524 Gilbert Road, between Valley Home Road (SR 120) and Rodden Road, in the Oakdale area (APN: 006-083-048).
- 5. **Project sponsor's name and address:** Dave Romano, Newman Romano
1034 12th Street, Modesto, CA 95354
- 6. **General Plan designation:** Agriculture
- 7. **Zoning:** General Agriculture (A-2-10)
- 8. **Description of project:**

Request to subdivide a 15.07± acre parcel into a 2.47± acre parcel and a 12.6± acre remainder in the General Agriculture (A-2-10) zoning district. A variance to Section 21.20.060 of the Zoning Ordinance is required to allow a parcel less than 10-acres in size to be created. Proposed Parcel 1 is developed with a single-family dwelling and detached shed, and the proposed remainder is developed with an existing fruit stand and row crops. If approved, the proposed remainder could be developed with one single-family dwelling, one accessory dwelling unit (ADU), and one junior accessory dwelling unit (JADU). Proposed Parcel 1 could be further developed with one ADU and one JADU. No development is proposed at this time. The parcel is located within the Local Agency Formation Commission (LAFCO) - adopted Sphere of Influence (SOI) for the City of Oakdale. The property currently receives irrigation water from a private well off-site. The proposed remainder has multiple existing easements, including a 25-foot-wide storm drainage easement with ingress and egress from Gilbert Road leading to a storm drainage basin on the eastern side of the parcel, a drainage pond easement south of Assessor's Parcel Number (APN) 006-083-037, a 20-foot-wide right-of-way easement for drainage that crosses APN 006-083-037, and a five-foot-wide drainage easement along Valley Home Road (State Route 120). Proposed Parcel 1 has an existing driveway onto Gilbert Road, and the proposed remainder currently has existing access from Gilbert Road, 26 Mile Road, and Valley Home Road.

- 9. **Surrounding land uses and setting:** Irrigated orchards and scattered single-family dwellings in all directions; a church to the northwest; SR 120, a cheese factory, and other commercial uses to the south.
- 10. **Other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement.):** Caltrans
Stanislaus County Department of Public Works
Department of Environmental Resources

-
11. **Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality, etc.?:**
- In accordance with SB 18, this project was not referred to the tribes listed with the Native American Heritage Commission (NAHC) as the project is not a General Plan Amendment. The Muwekma Ohlone Tribe of the San Francisco (S.F.) Bay Area has requested consultation in accordance with AB 52 for all projects located west of the San Joaquin River. This project is not located in that area; accordingly, this project is not being sent to the Muwekma Ohlone S.F. Bay Area tribe.
12. **Attachments:**
- I. Central California Information Center
Records Search

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a “Potentially Significant Impact” as indicated by the checklist on the following pages.

- | | | |
|--|---|---|
| <input type="checkbox"/> Aesthetics | <input type="checkbox"/> Agriculture / Forestry Resources | <input type="checkbox"/> Air Quality |
| <input type="checkbox"/> Biological Resources | <input type="checkbox"/> Cultural Resources | <input type="checkbox"/> Energy |
| <input type="checkbox"/> Geology / Soils | <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards / Hazardous Materials |
| <input type="checkbox"/> Hydrology / Water Quality | <input type="checkbox"/> Land Use / Planning | <input type="checkbox"/> Mineral Resources |
| <input type="checkbox"/> Noise | <input type="checkbox"/> Population / Housing | <input type="checkbox"/> Public Services |
| <input type="checkbox"/> Recreation | <input type="checkbox"/> Transportation | <input type="checkbox"/> Tribal Cultural Resources |
| <input type="checkbox"/> Utilities / Service Systems | <input type="checkbox"/> Wildfire | <input type="checkbox"/> Mandatory Findings of Significance |

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

- I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A **MITIGATED NEGATIVE DECLARATION** will be prepared.
- I find that the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.
- I find that the proposed project **MAY** have a “potentially significant impact” or “potentially significant unless mitigated” impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An **ENVIRONMENTAL IMPACT REPORT** is required, but it must analyze only the effects that remain to be addressed.
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or **NEGATIVE DECLARATION** pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or **NEGATIVE DECLARATION**, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

Signature on File
 Prepared by Marcus Ruddicks, Assistant Planner

March 6, 2026
 Date

EVALUATION OF ENVIRONMENTAL IMPACTS:

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Less Than Significant With Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Than Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration.

Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:

- a) **Earlier Analysis Used.** Identify and state where they are available for review.
 - b) **Impacts Adequately Addressed.** Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c) **Mitigation Measures.** For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). References to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
 - 7) **Supporting Information Sources:** A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
 - 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.
 - 9) The explanation of each issue should identify:
 - a) the significant criteria or threshold, if any, used to evaluate each question; and
 - b) the mitigation measure identified, if any, to reduce the impact to less than significant.

ISSUES

I. AESTHETICS. Except as provided in Public Resources Code Section 21099, would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?			X	
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?			X	
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	

Discussion: Proposed Parcel 1 is currently developed with a single-family dwelling and detached shed, and the proposed remainder has been developed with an existing fruit stand and is planted in row crops. No construction is proposed at this time. However, under the Zoning Ordinance for the A-2 zoning district, if approved, the proposed remainder could be developed with one single-family dwelling, one accessory dwelling unit (ADU), and one junior accessory dwelling unit (JADU). Proposed Parcel 1 could be further developed with one ADU and one JADU. The proposed remainder currently has two existing four-foot by eight-foot advertising signs associated with the existing fruit stand. No other exterior lighting or signage exists or is proposed.

The only scenic designation in the County is along Interstate 5, which is not near the project site. The site itself is not considered to be a scenic resource or unique scenic vista. Irrigated orchards and scattered single-family dwellings are located in all directions. A church is located to the northwest. State Route 120, a cheese factory, and other commercial uses are located to the south. Structures within the surrounding area consist primarily of metal agricultural buildings, and residential and accessory structures with stucco, metal, and wood facades. No adverse impacts to the existing visual character of the site or its surroundings are anticipated.

Mitigation: None.

References: Application information; Stanislaus County Zoning Ordinance; Stanislaus County General Plan and Support Documentation¹.

II. AGRICULTURE AND FOREST RESOURCES. In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state’s inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?			X	
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?			X	
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?			X	

Discussion: Approximately 0.9± acres at the northwestern portion of the project site are classified as “Grazing Land” by the California Department of Conservation’s Farmland Mapping and Monitoring Program. A further 3.9± acres of the northwestern portion are classified as “Unique Farmland.” Approximately 3.34± acres at the eastern portion of the project site, that has already been developed with a single-family dwelling and contains all of proposed Parcel 1, are classified as “Rural Residential Land.” The remaining 6.93± acres of the project site are classified as “Prime Farmland.” The United States Department of Agriculture Natural Resources Conservation Service (USDA NRCS) Web Soil Survey indicates that approximately 64.5 percent of the project site is comprised of Honcut sandy loam, 0 to 2 percent slopes (175), which has a California Revised Storie Index Rating of 81. The California Revised Storie Index is a rating system based on soil properties that dictate the potential for soils to be used for irrigated agricultural production in California. The 81 Index rating equates to Grade 1 soils, which are considered to be excellent soil to be used for irrigated agriculture. The remaining 34.5 percent of the project site is comprised of Madera sandy loam, 0 to 2 percent slopes (193), which has a California Revised Storie Index Rating of 26. The 26 Index rating equates to Grade 4 soils, which are considered to be poor soil for irrigated agriculture.

Stanislaus County considers land that meets at least one of the following requirements to be prime farmland under the Uniform Rules: parcels comprised of Class 1 or Class 2 soils; parcels comprised of Grade 1 or Grade 2 soils; irrigated pastureland which supports livestock used for the production of food and fiber; and land used for unprocessed agricultural plant production with an annual gross value of not less than eight hundred dollars per-acre. According to Goal Two, Policy 2.5, Implementation Measure 1, of the General Plan’s Agricultural Element, when defining the County’s most productive

agricultural areas, it is important to recognize that soil types alone should not be the determining factor. With modern management techniques, almost any soil type in Stanislaus County can be extremely productive. Although soil types should be considered, the designation of "most productive agricultural areas" also should be based on existing uses and their contributions to the agricultural sector of our economy. The proposed remainder is almost entirely planted in row crops, which would meet the definition of prime farmland under the County's Williamson Act Uniform Rules. Although a portion of the project site does meet the definition of prime farmland under the County's Uniform Rules, the site is not enrolled under the Williamson Act. The project site is located in one of the most productive agricultural areas of the County. Approximately 64.5 percent of the project site is comprised of grade 1 soils with a Storie index rating of 81, which is considered to be prime farmland. Aside from the 2.47± acre proposed Parcel 1, the site is planted in row crops and will continue to be farmed. Proposed Parcel 1 is not currently improved with production agriculture and has not been farmed for several years. Proposed Parcel 1 is entirely comprised of "Rural Residential Land" as classified by the California Department of Conservation's Farmland Mapping and Monitoring Program. Pursuant to the County's Uniform Rules, 10-acres is presumed to be the minimum available acreage necessary to be economically viable to independently farm. The proposed project will not permanently convert any prime farmland, unique farmland, or farmland of statewide importance to non-agricultural use.

The surrounding area is comprised of irrigated orchards and scattered single-family dwellings in all directions, a church to the northwest, and State Route 120, a cheese factory, and other commercial uses to the south.

The project site itself is not enrolled in a Williamson Act Contract; however, the nearest parcels enrolled in a Williamson Act Contract are a 24.41± acre farmed parcel located approximately 365± feet to the northeast of the project site across Gilbert Road and an 49.78± acre farmed parcel located approximately 95± feet to the southwest across Valley Home Road (State Route 120). Non-contracted production agriculture exists to the east of the project site. Staff believe that the proposed project will not conflict with any agriculturally zoned land or Williamson Act Contracted land in the vicinity.

The project site has a General Plan designation of Agriculture and Zoning Designation of General Agriculture (A-2-10). No construction is proposed at this time. However, under the Zoning Ordinance for the A-2 zoning district, if approved, the proposed remainder could be developed with one single-family dwelling, one accessory dwelling unit (ADU), and one junior accessory dwelling unit (JADU). Proposed Parcel 1 could be further developed with one ADU and one JADU.

The site is currently planted in row crops and receives irrigation water from a private water well off-site. The site is located in the service area for the Oakdale Irrigation District (OID). The project was referred to OID, who responded with no comments on the project.

Based on this information, staff believe that the proposed project will not conflict with any agriculturally zoned land or Williamson Act Contracted land, nor will the project result in the conversion of prime farmland, unique farmland, or farmland of statewide importance. No forest lands or timberland exist in Stanislaus County. Therefore, this project will have no impact to forest land or timberland.

Mitigation: None.

References: Application information; Email correspondence with Oakdale Irrigation District, dated February 11, 2026; Natural Resources Conservation Service Soil Survey; Stanislaus Soil Survey (1957); California State Department of Conservation Farmland Mapping and Monitoring Program - Stanislaus County Farmland 2018; Stanislaus County General Plan and Support Documentation¹.

III. AIR QUALITY. Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?			X	
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?			X	
c) Expose sensitive receptors to substantial pollutant concentrations?			X	
d) Result in other emissions (such as those odors adversely affecting a substantial number of people?			X	

Discussion: The proposed project is located within the San Joaquin Valley Air Basin (SJVAB) and, therefore, falls under the jurisdiction of the San Joaquin Valley Air Pollution Control District (SJVAPCD). In conjunction with the Stanislaus Council of Governments (StanCOG), the SJVAPCD is responsible for formulating and implementing air pollution control strategies. The SJVAPCD’s most recent air quality plans are the 2007 PM10 (respirable particulate matter) Maintenance Plan, the 2008 PM2.5 (fine particulate matter) Plan, and the 2007 Ozone Plan. These plans establish a comprehensive air pollution control program leading to the attainment of state and federal air quality standards in the SJVAB, which has been classified as “extreme non-attainment” for ozone, “attainment” for respirable particulate matter (PM-10), and “non-attainment” for PM 2.5, as defined by the Federal Clean Air Act.

The primary source of air pollutants generated by this project would be classified as being generated from "mobile" sources. Mobile sources would generally include dust from roads, farming, and automobile exhaust. Mobile sources are generally regulated by the Air Resources Board of the California EPA which sets emissions for vehicles and acts on issues regarding cleaner burning fuels and alternative fuel technologies. As such, the District has addressed most criteria air pollutants through basin wide programs and policies to prevent cumulative deterioration of air quality within the Basin. The project will not substantially increase traffic in the area and thereby impact air quality.

Potential impacts on local and regional air quality are anticipated to be less than significant, falling below SJVAPCD thresholds, as a result of the nature of the proposed project and project’s operation after construction. Implementation of the proposed project would fall below the SJVAPCD significance thresholds for both short-term construction and long-term operational emissions, as discussed below. No construction is proposed as part of this project; however, if approved, the proposed remainder could be developed with one single-family dwelling, one accessory dwelling unit (ADU), and one junior accessory dwelling unit (JADU). Proposed Parcel 1 could be further developed with one ADU and one JADU. Because construction and operation of the project would not exceed the SJVAPCD significance thresholds, the proposed project would not increase the frequency or severity of existing air quality standards or the interim emission reductions specified in the air plans. Should future construction occur as a result of this project, construction activities associated with new development can temporarily increase localized PM10, PM2.5, volatile organic compound (VOC), nitrogen oxides (NOX), sulfur oxides (SOX), and carbon monoxide (CO) concentrations a project’s vicinity. The primary source of construction-related CO, SOX, VOC, and NOX emission is gasoline and diesel-powered, heavy-duty mobile construction equipment. Primary sources of PM10 and PM2.5 emissions are generally clearing and demolition activities, grading operations, construction vehicle traffic on unpaved ground, and wind blowing over exposed surfaces. Any construction activities that occur as a result of this project would occur in compliance with all SJVAPCD regulations; therefore, construction emissions would be less than significant without mitigation.

The SJVAPCD’s Small Project Analysis Level (SPAL) guidance identifies thresholds of significance for criteria pollutant emissions, which are based on the SJVAPCD’s New Source Review (NSR) offset requirements for stationary sources. The SJVAPCD has pre-qualified emissions and determined a size below, which is reasonable to conclude that a project would not exceed applicable thresholds of significance for criteria pollutants. Any project falling below the thresholds identified by the SJVAPCD are deemed to have a less than significant impact on air quality due to criteria pollutant emissions. The District’s threshold of significance for residential projects is identified as less than the following number of trips per-day based on vehicle type: 15 one-way heavy-duty truck trips and 800 one-way trips for all fleet types not considered to be heavy-duty trucks. According to the Federal Highway Administration, the average daily vehicle trips per household is 5.11; should each parcel be developed with the maximum number of residential units allowed under the A-2 zoning ordinance,

the project has the potential to create up to a maximum of 26 additional trips per-day as a result of project approval (one single-family dwelling, two ADU's, and two JADU's x 5.11 = 25.55). As this is below the District's threshold of significance, no significant impacts to air quality are anticipated.

As required by CEQA Guidelines Section 15064.3, potential impacts regarding Air Quality should be evaluated using Vehicle Miles Traveled (VMT). Stanislaus County has currently not adopted any significance thresholds for VMT, and projects are treated on a case-by-case basis for evaluation under CEQA. However, the State of California - Office of Planning and Research (OPR) has issued guidelines regarding VMT significance under CEQA. The CEQA Guidelines identify vehicle miles traveled (VMT), which is the amount and distance of automobile travel attributable to a project, as the most appropriate measure of transportation impacts. According to the same technical advisory from OPR, projects that generate or attract fewer than 110 trips per-day generally may be assumed to cause a less-than significant transportation impact. If proposed Parcel 1 and the remainder are fully developed after project approval, the project will result in the addition of 26 vehicle trips per-day. The VMT increase associated with the proposed project is less than significant as the number of additional vehicle trips will not exceed 110 per-day.

It appears the project would not be a significant impact to any sensitive receptors.

The project was referred to SJVAPCD, who responded with standard comments related to applicable district rules and regulations and stated that the subdivision of land into individual parcels itself will not have an impact on air quality.

As the project must comply with District regulations, the project's emissions would be less than significant for all criteria pollutants, would not be inconsistent with any applicable air quality attainment plans, and would result in less than significant impacts to air quality.

Mitigation: None.

References: Application information; Referral response from SJVAPCD, received January 2, 2026; San Joaquin Valley Air Pollution Control District's Small Project Analysis Level (SPAL) guidance, November 13, 2020; Federal Highway Administration, Summary of Travel Trends: 2017 National Household Travel Survey; Governor's Office of Planning and Research Technical Advisory, December 2018; San Joaquin Valley Air Pollution Control District - Regulation VIII Fugitive Dust/PM-10 Synopsis; www.valleyair.org; Stanislaus County General Plan and Support Documentation¹.

IV. BIOLOGICAL RESOURCES. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X	
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?			X	
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?			X	
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?			X	
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?			X	
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?			X	

Discussion: It does not appear this project will result in impacts to endangered species or habitats, locally designated species, or wildlife dispersal or mitigation corridors. There is no known sensitive or protected species or natural community located on the site. The project is located within the Oakdale Quad of the California Natural Diversity Database.

Based on results from the California Natural Diversity Database (CNDDDB), there are six animal species (excluding fish and mollusk species for which there is no feasible or potential habitat on the project site due to the lack of hydrological features) which are state or federally listed, threatened, or identified as species of special concern or a candidate of special concern within the Oakdale California Natural Diversity Database Quad. These species include California tiger salamander – central California DPS, northern harrier, tricolored blackbird, yellow-breasted chat, short-eared owl, and burrowing owl.

Burrowing owl and California tiger salamander – central California DPS have been spotted within the vicinity of the project site, but both species are presumed extant in the area since 1991 and 1975, respectively, per the database. However, the project site is already disturbed and improved with a single-family dwelling, detached shed, fruit stand, and row crops, and no rivers, creeks, ponds, or open canals exist on the project site. No construction is proposed as part of the project, and the project shall have no effect on Biological Resources.

An early consultation was referred to the California Department of Fish and Wildlife, and no response has been received to date. The project will not conflict with a Habitat Conservation Plan, a Natural Community Conservation Plan, or other locally approved conservation plans. Impacts to endangered species or habitats, locally designated species, or wildlife dispersal or mitigation corridors are considered to be less than significant.

Mitigation: None.

References: California Department of Fish and Wildlife’s Natural Diversity Database Quad Species List; Stanislaus County General Plan and Support Documentation¹.

V. CULTURAL RESOURCES. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Cause a substantial adverse change in the significance of a historical resource pursuant to in § 15064.5?			X	
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?			X	
c) Disturb any human remains, including those interred outside of formal cemeteries?			X	

Discussion: A records search conducted by the Central California Information Center for the project site indicated that there are no historical, cultural, or archeological resources recorded on-site and that the site has a low sensitivity for the discovery of such resources. It does not appear that this project will result in significant impacts to any archaeological or cultural resources. The project site is already developed, and no construction is proposed. However, standard conditions of approval regarding the discovery of cultural resources during any future construction will be added to the project.

Mitigation: None.

References: Application information; Central California Information Center Report for the project site, dated January 14, 2026; Stanislaus County General Plan and Support Documentation¹.

VI. ENERGY. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X	
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X	

Discussion: The California Environmental Quality Act (CEQA) Guidelines Appendix F states that energy consuming equipment and processes, which will be used during construction or operation such as: energy requirements of the project by fuel type and end use, energy conservation equipment and design features, energy supplies that would serve the project, total estimated daily vehicle trips to be generated by the project, and the additional energy consumed per trip by mode, shall be taken into consideration when evaluating energy impacts. Additionally, the project’s compliance with applicable state or local energy legislation, policies, and standards must be considered. The project was also referred to the San Joaquin Valley Air Pollution Control District (SJVAPCD), who responded with standard comments related to applicable district rules and regulations and stated that the subdivision of land into individual parcels itself will not have an impact on air quality.

The site is served by Pacific Gas & Electric (PG&E) for electrical service. The project was referred to PG&E, and no response has been received to date.

Senate Bill 743 (SB743) requires that the transportation impacts under the California Environmental Quality Act (CEQA) evaluate impacts by using Vehicle Miles Traveled (VMT) as a metric. Stanislaus County has currently not adopted any significance thresholds for VMT, and projects are treated on a case-by-case basis. As discussed in Section III – *Air Quality*, these activities would not significantly increase VMT due to the number of vehicle trips not exceeding a total of 110 vehicle trips per-day. The proposed project will generate a low amount of vehicle trips. Should each parcel be developed with the maximum number of residential units allowed under the A-2 zoning ordinance, the project has the potential to create up to

a maximum of 26 additional trips per-day as a result of project approval. As this is below the District’s threshold of significance, no significant impacts to energy resources are anticipated.

Vehicles accessing the site will be subject to applicable Air District regulations, including rules and regulations that increase energy efficiency. Accordingly, VMT impacts are anticipated to be less than significant. It does not appear that this project will result in significant impacts to the wasteful, inefficient, or unnecessary consumption of energy resources. Accordingly, the potential impacts to Energy are considered to be less than significant.

It does not appear that this project will result in significant impacts to the wasteful, inefficient, or unnecessary consumption of energy resources. Accordingly, the potential impacts to Energy are considered to be less than significant.

Mitigation: None.

References: Application information; Referral response from SJVAPCD, received January 2, 2026; Stanislaus County General Plan and Support Documentation¹.

VII. GEOLOGY AND SOILS. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:			X	
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.			X	
ii) Strong seismic ground shaking?			X	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?			X	
b) Result in substantial soil erosion or the loss of topsoil?			X	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?			X	
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?			X	
e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?			X	
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	

Discussion: The USDA Natural Resources Conservation Service’s Eastern Stanislaus County Soil Survey indicates that approximately 64.5 percent of the project site is comprised of Honcut sandy loam, 0 to 2 percent slopes (175), and the remaining 34.5 percent of the project site is comprised of Dinuba sandy loam, 0 to 2 percent slopes (193). As contained in Chapter 5 of the General Plan Support Documentation, the areas of the County subject to significant geologic hazard are

located in the Diablo Range, west of Interstate 5; however, as per the California Building Code, all of Stanislaus County is located within a geologic hazard zone (Seismic Design Category D, E, or F) and a soils test may be required at building permit application. Results from the soils test will determine if unstable or expansive soils are present. If such soils are present, special engineering of the structure will be required to compensate for the soil deficiency.

No new construction is proposed; however, any future structures resulting from this project will be designed and built according to building standards appropriate to withstand shaking for the area in which they are constructed. Any earth moving is subject to Public Works Standards and Specifications, which consider the potential for erosion and runoff prior to permit approval. Likewise, any addition or expansion of a septic tank or alternative wastewater disposal system would require the approval of the Department of Environmental Resources (DER) through the building permit process, which also takes soil type into consideration within the specific design requirements. DER, Public Works, and the Building Permits Division review and approve any building or grading permit to ensure their standards are met. DER, Public Works and the Building Permit Services Division's requirements and standards will be triggered under any future request for a building or grading permit associated with the project site.

A referral response from DER stated that each developed parcel (or upon development) shall have an approved independent domestic water supply, that on-site wastewater disposal system for the remainder shall be by individual Primary and Secondary wastewater treatment units operated under conditions and guidelines established by Measure X, that all applicable County Local Agency Management Program (LAMP) standards and required setbacks are to be met, and that the following statement shall be placed on the final map to be recorded: "As per Stanislaus County Code 16.10.020 and 16.10.040, all persons purchasing lots within the boundaries of this approved map should be prepared to accept the responsibilities and costs associated with the operation and maintenance of the required primary and secondary on-site wastewater treatment system. All persons are required to provide adequate maintenance and operate the on-site wastewater treatment system as prescribed by the manufacturer, so as to prevent groundwater degradation."

The project was referred to Public Works, who responded with standard conditions of approval that will be applied to the project such as an encroachment permit needing to be obtained for driveway approaches at all points of ingress and egress on the project site and any other work done within the County right-of-way; that the recorded parcel map be prepared by a licensed land surveyor or a registered civil engineer licensed to practice land surveying in California; that all structures not shown on the parcel map or on lot lines shall be removed prior to the parcel map being recorded; and all storm drainage facilities being designed using a 100-year, 24-hour storm and being capable of dewatering the 100-year, 24-hour storm within 48 hours.

The project site is not located near an active fault or within a high earthquake zone. Landslides are not likely due to the flat terrain of the area.

Impacts to geology and soils are anticipated to be less than significant.

Approximately 0.9± acres at the northwestern portion of the project site are classified as "Grazing Land" by the California Department of Conservation's Farmland Mapping and Monitoring Program. A further 3.9± acres of the northwestern portion are classified as "Unique Farmland." Approximately 3.34± acres at the eastern portion of the project site, that has already been developed with a single-family dwelling and contains all of proposed Parcel 1, are classified as "Rural Residential Land." The remaining 6.93± acres of the project site are classified as "Prime Farmland."

Mitigation: None.

References: Referral response from the Department of Environmental Resources (DER) Environmental Health Division, dated January 14, 2026; Referral response from the Stanislaus County Department of Public Works, dated January 30, 2026; Stanislaus County General Plan and Support Documentation¹.

VIII. GREENHOUSE GAS EMISSIONS. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	

Discussion: The principal Greenhouse Gasses (GHGs) are carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), sulfur hexafluoride (SF₆), perfluorocarbons (PFCs), hydrofluorocarbons (HFCs), and water vapor (H₂O). CO₂ is the reference gas for climate change because it is the predominant greenhouse gas emitted. To account for the varying warming potential of different GHGs, GHG emissions are often quantified and reported as CO₂ equivalents (CO₂e). In 2006, California passed the California Global Warming Solutions Act of 2006 (Assembly Bill [AB] No. 32), which requires the California Air Resources Board (ARB) design and implement emission limits, regulations, and other measures, such that feasible and cost-effective statewide GHG emissions are reduced to 1990 levels by 2020. Two additional bills, SB 350 and SB32, were passed in 2015 further amending the states Renewables Portfolio Standard (RPS) for electrical generation and amending the reduction targets to 40% of 1990 levels by 2030.

The short-term emissions of GHGs during construction, primarily composed of CO₂, CH₄, and N₂O, would be the result of fuel combustion by construction equipment and motor vehicles. The other primary GHGs (HFCs, PFCs, and SF₆) are typically associated with specific industrial sources and are not expected to be emitted by future construction at this project site. As described above in Section III - *Air Quality*, no new construction is proposed; however, should future construction occur as a result of the project, the use of heavy-duty construction equipment would be very limited; therefore, the emissions of CO₂ from future construction would be less than significant. Any future construction resulting from the project would be required to meet mandatory planning and design, energy efficiency, water efficiency and conservation, material conservation and resources efficiency, and environmental quality measures, of the California Green Building Standards (CALGreen) Code (California Code of Regulations, Title 24, Part 11) which includes minimum statewide standards to significantly reduce GHG emissions from new construction. Future construction activities associated with this project would be considered less than significant as they are temporary in nature and subject to meeting San Joaquin Valley Air Pollution Control District (SJVAPCD) standards for emissions.

Direct emissions of GHGs from the operation of the proposed project are primarily due to the truck trips to drop off and pick up equipment. As required by California Environmental Quality Act (CEQA) Guidelines section 15064.3, potential impacts regarding Green House Gas Emissions should be evaluated using Vehicle Miles Traveled (VMT). The calculation of VMT is the number of cars/trucks multiplied by the distance traveled by each car/truck. Total vehicle trips as a result of this project will not exceed 110 trips per-day. As discussed in Section III – *Air Quality*, the project has the potential to create up to a maximum of 26 additional trips per-day as a result of project approval, should each parcel be developed with the maximum number of residential units allowed under the A-2 zoning ordinance. As this is below the District’s threshold of significance, no significant impacts to greenhouse gas emissions are anticipated.

The project was referred to SJVAPCD, who responded with standard comments related to applicable district rules and regulations and stated that the subdivision of land into individual parcels itself will not have an impact on air quality.

Based on project details and the conditions of approval to be placed on the project requiring that the applicant be in compliance with the District’s rules and regulations, GHG emissions are considered to be less than significant for the project.

Mitigation: None.

References: Referral response from SJVAPCD, received January 2, 2026; Stanislaus County General Plan and Support Documentation¹.

IX. HAZARDS AND HAZARDOUS MATERIALS. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?			X	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?			X	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X	
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?			X	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?			X	
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?			X	

Discussion: The project is not anticipated to interfere with the Stanislaus County Local Hazard Mitigation Plan, which identifies risks posed by disasters and identifies ways to minimize damage from those disasters. The County Department of Environmental Resources (DER) is responsible for overseeing hazardous materials. A referral response from the Hazardous Materials Division of DER indicated that the project is not anticipated to have a significant effect on the environment in terms of hazards and hazardous materials, and requested the applicant contact DER regarding regulatory requirements for hazardous materials and/or wastes. The project was also referred to the Environmental Health Division of DER, who stated that each developed parcel (or upon development) shall have an approved independent domestic water supply, that on-site wastewater disposal system for the remainder shall be by individual Primary and Secondary wastewater treatment units operated under conditions and guidelines established by Measure X, that all applicable County Local Agency Management Program (LAMP) standards and required setbacks are to be met, and that the following statement shall be placed on the final map to be recorded: "As per Stanislaus County Code 16.10.020 and 16.10.040, all persons purchasing lots within the boundaries of this approved map should be prepared to accept the responsibilities and costs associated with the operation and maintenance of the required primary and secondary on-site wastewater treatment system. All persons are required to provide adequate maintenance and operate the on-site wastewater treatment system as prescribed by the manufacturer, so as to prevent groundwater degradation."

Pesticide exposure is a risk in areas located in the vicinity of agriculture. Sources of exposure include contaminated groundwater from drift from spray applications. Application of sprays is strictly controlled by the Agricultural Commissioner and can only be accomplished after first obtaining permits. Additionally, agricultural buffers are intended to reduce the risk of spray exposure to surrounding people. The nearest properties in production agriculture with records of pesticide use are a 24.41± acre farmed parcel located approximately 365± feet to the northeast of the project site across Gilbert Road and a 49.78± acre farmed parcel located approximately 95± feet to the southwest across Valley Home Road (State Route 120). The project was referred to the Stanislaus County Agricultural Commissioner, who regulates pesticide use, and no comments have been received to date.

The project site is not listed on the EnviroStor database managed by the CA Department of Toxic Substances Control or within the vicinity of any airport. The site is located in a Local Responsibility Area (LRA) for fire protection and is served by Oakdale Rural Fire Protection District. The project referred to the Oakdale Rural Fire Protection District, and no comments have been received to date.

The project site is not within the vicinity of any airstrip, airport land use plan area, or wildlands. No significant impacts associated with hazards or hazardous materials are anticipated to occur as a result of the proposed project.

Mitigation: None.

References: Application information; Referral response from the Department of Environmental Resources (DER) Environmental Health Division, dated January 14, 2026; Referral response from the Department of Environmental Resources (DER) Hazardous Materials Division, dated January 13, 2026; Stanislaus County General Plan and Support Documentation¹.

X. HYDROLOGY AND WATER QUALITY. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			X	
b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:			X	
i) result in substantial erosion or siltation on- or off-site;			X	
ii) substantially increase the rate of amount of surface runoff in a manner which would result in flooding on- or off-site;			X	
iii) create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or			X	
iv) impede or redirect flood flows?			X	
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?			X	
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X	

Discussion: Areas subject to flooding have been identified in accordance with the Federal Emergency Management Act (FEMA). The project site is located in FEMA Flood Zone X, which includes areas determined to be outside the 0.2% annual chance floodplains. All flood zone requirements will be addressed by the Building Permits Division during the building permit process. The project proposes to handle stormwater drainage via an existing drainage basin on-site, and the current absorption patterns of water upon this property will not be altered. The project was referred to the Department of Environmental Resources (DER)'s Groundwater Resources Division, who responded with no comments. The project was also referred to the Environmental Health Division of DER, who stated that each developed parcel (or upon development) shall have an approved independent domestic water supply, that on-site wastewater disposal system for the remainder shall be by individual Primary and Secondary wastewater treatment units operated under conditions and guidelines established

by Measure X, that all applicable County Local Agency Management Program (LAMP) standards and required setbacks are to be met, and that the following statement shall be placed on the final map to be recorded: "As per Stanislaus County Code 16.10.020 and 16.10.040, all persons purchasing lots within the boundaries of this approved map should be prepared to accept the responsibilities and costs associated with the operation and maintenance of the required primary and secondary on-site wastewater treatment system. All persons are required to provide adequate maintenance and operate the on-site wastewater treatment system as prescribed by the manufacturer, so as to prevent groundwater degradation."

The site is currently served by a private septic system and well. No new wells or septic tanks are proposed as part of this request. Any future wells constructed on-site will be subject to review under the County's Well Permitting Program, which will determine whether a new well will require environmental review. Any potential regulatory requirements regarding applicable County Local Agency Management Program (LAMP) standards and required setbacks can be enforced during the building permit review process. The project was referred to Public Works, who responded with standard conditions of approval that will be applied to the project such as an encroachment permit needing to be obtained for driveway approaches at all points of ingress and egress on the project site and any other work done within the County right-of-way; that the recorded parcel map be prepared by a licensed land surveyor or a registered civil engineer licensed to practice land surveying in California; that all structures not shown on the parcel map or on lot lines shall be removed prior to the parcel map being recorded; and all storm drainage facilities being designed using a 100-year, 24-hour storm and being capable of dewatering the 100-year, 24-hour storm within 48 hours.

The Sustainable Groundwater Management Act (SGMA), passed in 2014 requires the formation of local Groundwater Sustainability Agencies (GSAs) to oversee the development and implementation of Groundwater Sustainability Plans (GSPs), with the ultimate goal of achieving sustainable management of the state's groundwater basins. Stanislaus County is a participating member in five GSA's across four groundwater subbasins, including: the Eastern San Joaquin Groundwater Subbasin, which covers a portion of Stanislaus County occurring north of the Stanislaus River; commonly referred to as the "northern triangle"; the Modesto Groundwater Subbasin, which covers an area of land located between the Stanislaus and Tuolumne rivers, occurring west of the Sierra Nevada foothills and east of the San Joaquin River; the Turlock Groundwater Subbasin which covers an area of land located between the Tuolumne and Merced rivers, occurring west of the Sierra Nevada Foothills and occurring east of the San Joaquin River; and the Delta-Mendota Groundwater Subbasin which covers an area of land within Stanislaus County located west of the San Joaquin River and east of the basement rock of the Coast Range. Public and private water agencies and user groups within each of the four groundwater subbasins work together as GSAs to implement SGMA. The project site is located in the Eastern San Joaquin Groundwater Subbasin, which is administered by the Oakdale Irrigation District GSA. The project was referred to the Oakdale Irrigation District GSA, and no comments were received regarding the proposed project.

Stanislaus County adopted a Groundwater Ordinance in November 2014 (Chapter 9.37 of the County Code, hereinafter, the "Ordinance") that codifies requirements, prohibitions, and exemptions intended to help promote sustainable groundwater extraction in unincorporated areas of the County. The Ordinance prohibits the unsustainable extraction of groundwater and makes issuing permits for new wells, which are not exempt from this prohibition, discretionary. For unincorporated areas covered in an adopted GSP pursuant to SGMA, the County can require holders of permits for wells it reasonably concludes are withdrawing groundwater unsustainably to provide substantial evidence that continued operation of such wells does not constitute unsustainable extraction and has the authority to regulate future groundwater extraction. The site has an existing private well and septic system. There are no additional wells proposed as part of this request.

The site is located in the service area for the Oakdale Irrigation District (OID). The project was referred to OID, who responded with no comments on the project.

The project was referred to the Central Valley Regional Water Quality Control Board (RWQCB), and no response has been received to date.

As a result of the development standards required for this project, impacts associated with drainage, water quality, and runoff are expected to have a less than significant impact.

Mitigation: None.

References: Application information; Referral response from the Department of Environmental Resources (DER) Environmental Health Division, dated January 14, 2026; Referral response from the Stanislaus County Department of Public Works, dated January 30, 2026; Referral response from the Department of Environmental Resources (DER) Groundwater

Resources Division, dated January 16, 2026; Email correspondence with Oakdale Irrigation District, dated February 11, 2026; Stanislaus County General Plan and Support Documentation¹.

XI. LAND USE AND PLANNING. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Physically divide an established community?			X	
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			X	

Discussion: The project site is designated Agriculture by the Stanislaus County General Plan land use diagrams and zoned General Agriculture (A-2-10). Request to subdivide a 15.07± acre parcel into a 2.47± acre parcel and a 12.6± acre remainder in the General Agriculture (A-2-10) zoning district. Proposed Parcel 1 has been developed with a single-family dwelling and detached shed, and the proposed remainder has been developed with an existing fruit stand and row crops. If approved, the proposed remainder could be developed with one single-family dwelling, one accessory dwelling unit (ADU), and one junior accessory dwelling unit (JADU). Proposed Parcel 1 could be further developed with one ADU and one JADU. No development is proposed at this time. Proposed Parcel 1 has an existing driveway onto Gilbert Road, and the proposed remainder currently has existing access from Gilbert Road, 26 Mile Road, and Valley Home Road.

The General Agriculture (A-2-10) zoning district requires a minimum parcel size of 10 acres for newly created parcels. As such, a variance to Section 21.20.060 of the Zoning Ordinance is required to allow a parcel less than 10-acres in size to be created. As allowed under Section 21.84.020 of the Stanislaus County Zoning Ordinance, a variance may be issued when the Planning Commission finds that:

1. That because of special circumstances applicable to the subject property, including size, shape, topography, location or surroundings, the strict application of this Chapter will deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification.
2. That the granting of the application is necessary for the preservation and enjoyment of substantial property rights of the petitioner and will not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is situated.
3. That the granting of such application will not, under the circumstances of the particular case, materially affect adversely the health or safety of persons residing or working in the neighborhood of the property of the applicant and will not, under the circumstances of the particular case, be materially detrimental to the public welfare or injurious to property or improvements in said neighborhood.

An access and storm drainage easement across the proposed remainder and a recent storm drainage basin developed in the eastern portion of the proposed remainder effectively separates proposed Parcel 1 from the proposed remainder, and several other A-2-10 zoned parcels along Gilbert Road exist in the vicinity of the project site that are under ten acres in size. With the application of conditions of approval, there is no indication that, under the circumstances of this particular case, the proposed operation will be detrimental to the health, safety, and general welfare of persons residing or working in the neighborhood of the use or that it will be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the County.

The parcel is located within the Local Agency Formation Commission (LAFCO) - adopted Sphere of Influence (SOI) for the City of Oakdale. For projects located within a LAFCO adopted Sphere of Influence (SOI), the County’s General Plan Sphere of Influence policy states, that development, other than agricultural uses and churches, which requires discretionary approval from incorporated cities, shall be referred to that city for preliminary approval. The project shall not be approved by the County unless written communication is received from the city memorializing their approval. If approved by the city, the city should specify what development standards are necessary to ensure that development will comply with city development standards. Approval from a city does not preclude the County’s decision-making bodies from exercising discretion, and it may either approve or deny the project. This project is located within the LAFCO adopted SOI of the City of Modesto. As such, the project was referred to the City of Oakdale, who responded with no comments on the project.

The project will not physically divide an established community nor conflict with any habitat conservation plans. This project is not known to conflict with any adopted land use plan, policy, or regulation of any agency with jurisdiction over the project. No significant impacts associated with land use and planning are anticipated to occur as a result of the proposed project.

Mitigation: None.

References: Referral response from City of Oakdale, received February 24, 2026; Stanislaus County General Plan and Support Documentation¹.

XII. MINERAL RESOURCES. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?			X	
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?			X	

Discussion: The location of all commercially viable mineral resources in Stanislaus County has been mapped by the State Division of Mines and Geology in Special Report 173. There are no known significant resources on the site, nor is the project site located in a geological area known to produce resources.

Mitigation: None.

References: Stanislaus County General Plan and Support Documentation¹.

XIII. NOISE. Would the project result in:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b) Generation of excessive groundborne vibration or groundborne noise levels?			X	
c) For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?			X	

Discussion: The Stanislaus County General Plan identifies noise levels up to 55 dBA Ldn (or CNEL) as the normally acceptable level of noise for residential uses and 75 dBA Ldn for agricultural uses. While no construction is proposed, on-site grading and construction resulting from future construction may result in a temporary increase in the area’s ambient noise levels; however, noise impacts associated with on-site activities and traffic are not anticipated to exceed the normally acceptable level of noise.

No construction is proposed as part of this request. If future construction occurs, on-site grading and construction resulting from this project may result in a temporary increase in the area’s ambient noise levels; however, noise impacts associated with on-site activities and traffic are not anticipated to exceed the normally acceptable level of noise.

The site is not located within an airport land use plan. Noise impacts associated with the proposed project are considered to be less than significant.

Mitigation: None.

References: Stanislaus County General Plan and Support Documentation¹.

XIV. POPULATION AND HOUSING. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X	
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?			X	

Discussion: This project is a request to subdivide a 15.07± acre parcel into a 2.47± acre parcel and a 12.6± acre remainder in the General Agriculture (A-2-10) zoning district. Proposed Parcel 1 has been developed with a single-family dwelling and detached shed, and the proposed remainder has been developed with an existing fruit stand and row crops. If approved, the proposed remainder could be developed with one single-family dwelling, one accessory dwelling unit (ADU), and one junior accessory dwelling unit (JADU). Proposed Parcel 1 could be further developed with one ADU and one JADU. According to the US Census Bureau, approximately 2.53 persons occupied the average household from 2020 to 2024. Should each parcel be developed with the maximum number of residential units allowed under the A-2 zoning ordinance, the project has the potential to induce population growth of up to 13 individuals as a result of project approval (one single-family dwelling, two ADU's, and two JADU's x 2.53 = 12.65). However, no construction is proposed at this time.

The site is not included in the vacant sites inventory for the 2023 Stanislaus County Housing Element, which covers the sixth cycle Regional Housing Needs Allocation (RHNA) for the County and will therefore not impact the County's ability to meet their RHNA.

Impacts to population and housing are considered to be less than significant.

Mitigation: None.

References: Application information; US Census Bureau QuickFacts, accessed February 25, 2026; Stanislaus County General Plan and Support Documentation¹.

XV. PUBLIC SERVICES. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:			X	
Fire protection?			X	
Police protection?			X	
Schools?			X	
Parks?			X	
Other public facilities?			X	

Discussion: This project was circulated to all applicable school, fire, police, irrigation, and public works departments and districts during the early consultation referral period, including Oakdale Rural Fire Protection District, the Stanislaus County Sheriff's Office, Oakdale Joint Unified School District, Caltrans Stanislaus County Public Works Department, and Oakdale Irrigation District (OID). Only Public Works responded with comments, which included standard conditions of approval that will be applied to the project such as an encroachment permit needing to be obtained for driveway approaches at all points of ingress and egress on the project site and any other work done within the County right-of-way; that the recorded parcel map be prepared by a licensed land surveyor or a registered civil engineer licensed to practice land surveying in California; that all structures not shown on the parcel map or on lot lines shall be removed prior to the parcel map being recorded; and all storm drainage facilities being designed using a 100-year, 24-hour storm and being capable of dewatering the 100-year, 24-hour storm within 48 hours.

The County has adopted Public Facilities Fees, as well as Fire Facility Fees on behalf of the appropriate fire district, to address impacts to public services. No buildings are proposed as part of this project. However, should any construction occur on the property in the future, all adopted public facility fees will be required to be paid at the time of building permit issuance.

This project was circulated to all applicable school, fire, police, irrigation, and public works departments and districts during the early consultation referral period, and no concerns were identified with regard to public services. Accordingly, impacts to public services are considered to be less than significant.

Mitigation: None.

References: Application information; Referral response from the Stanislaus County Department of Public Works, dated January 30, 2026; Stanislaus County General Plan and Support Documentation¹.

XVI. RECREATION.	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			X	

Discussion: This project is a request to subdivide a 15.07± acre parcel into a 2.47± acre parcel and a 12.6± acre remainder in the General Agriculture (A-2-10) zoning district. A variance to Section 21.20.060 of the Zoning Ordinance is required to allow a parcel less than 10-acres in size to be created. Proposed Parcel 1 has been developed with a single-family dwelling and detached shed, and the proposed remainder has been developed with an existing fruit stand and row crops. If approved, the proposed remainder could be developed with one single-family dwelling, one accessory dwelling unit (ADU), and one junior accessory dwelling unit (JADU). Proposed Parcel 1 could be further developed with one ADU and one JADU. No development is proposed at this time.

Additionally, the County has adopted Public Facilities Fees (PFF) to address impacts to public services. Any new dwellings as a result of the proposed subdivision will be required to pay the applicable Public Facility Fees through the building permit process. No construction is proposed; however, should future construction occur on-site, all applicable adopted public facility fees will be required to be paid at the time of building permit issuance. The proposed project may result in a minor increase in the use of the nearest recreational facilities; however, the project will not result in the need for new or expanded recreational facilities, nor does the proposed project meet the County’s criteria for parkland dedication or in lieu fees.

Mitigation: None.

References: Stanislaus County General Plan and Support Documentation¹.

XVII. TRANSPORTATION. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?			X	
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?			X	
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?			X	
d) Result in inadequate emergency access?			X	

Discussion: The project is a request to subdivide a 15.07± acre parcel into a 2.47± acre parcel and a 12.6± acre remainder in the General Agriculture (A-2-10) zoning district. A variance to Section 21.20.060 of the Zoning Ordinance is required to allow a parcel less than 10-acres in size to be created. Proposed Parcel 1 has an existing driveway onto Gilbert Road, and the proposed remainder currently has existing access from Gilbert Road, 26 Mile Road, and Valley Home Road.

As required by California Environmental Quality Act (CEQA) Guidelines section 15064.3, potential impacts regarding Green House Gas Emissions should be evaluated using Vehicle Miles Traveled (VMT). The calculation of VMT is the number of cars/trucks multiplied by the distance traveled by each car/truck. Total vehicle trips as a result of this project will not exceed 110 trips per-day. As discussed in Section III – Air Quality, the project has the potential to create up to a maximum of 26

additional trips per-day as a result of project approval, should each parcel be developed with the maximum number of residential units allowed under the A-2 zoning ordinance. As this is below the District's threshold of significance, no significant impacts to transportation are anticipated.

The project was referred to the Department of Public Works, who responded with standard conditions of approval that will be applied to the project such as an encroachment permit needing to be obtained for driveway approaches at all points of ingress and egress on the project site and any other work done within the County right-of-way; that the recorded parcel map be prepared by a licensed land surveyor or a registered civil engineer licensed to practice land surveying in California; that all structures not shown on the parcel map or on lot lines shall be removed prior to the parcel map being recorded; and all storm drainage facilities being designed using a 100-year, 24-hour storm and being capable of dewatering the 100-year, 24-hour storm within 48 hours.

The project was also referred to Caltrans, who responded with no comments on the project.

All development on-site will be required to pay applicable County PFF fees, which includes Regional Transportation Impact Fees (RTIF) that are utilized for maintenance and traffic congestion improvements to all County roadways.

The proposed project is not anticipated to conflict with any transportation program, plan, ordinance or policy.

Mitigation: None.

References: Referral response from the Stanislaus County Department of Public Works, dated January 30, 2026; Referral response from Caltrans dated February 6, 2026; Stanislaus County General Plan and Support Documentation¹.

XVIII. TRIBAL CULTURAL RESOURCES.	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code §21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California native American tribe, and that is:			X	
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or			X	
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set for the in subdivision (c) of Public Resource Code section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.			X	

Discussion: It does not appear that this project will result in significant impacts to any archaeological or cultural resources. The project does not include any construction or ground disturbance. In accordance with SB 18 and AB 52, this project was not referred to the tribes listed with the Native American Heritage Commission (NAHC) as the project is not a General Plan Amendment and no tribes traditionally and culturally affiliated with the project area have requested consultation or project referral noticing. The Muwekma Ohlone Tribe has requested consultation on projects within their historic territories, which are generally located in the west side of Stanislaus County. The project site is not located within this area, and referral will not be required. While the site is already developed, if any resources are found during future

construction, construction activities would halt until a qualified survey takes place and the appropriate authorities are notified. A condition of approval regarding the discovery of cultural resources during any future construction process will be added to the project.

Mitigation: None.

References: Application information; Stanislaus County General Plan and Support Documentation¹.

XIX. UTILITIES AND SERVICE SYSTEMS. Would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?			X	
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			X	
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			X	
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X	

Discussion: Limitations on providing services have not been identified. The project proposes to utilize an existing private well for water and an existing septic system for wastewater service on proposed Parcel 1. No construction is proposed at this time.

The project was referred to the Department of Environmental Resources (DER)'s Groundwater Resources Division, who responded with no comments. The project was also referred to the Environmental Health Division of DER, who stated that each developed parcel (or upon development) shall have an approved independent domestic water supply, that on-site wastewater disposal system for the remainder shall be by individual Primary and Secondary wastewater treatment units operated under conditions and guidelines established by Measure X, that all applicable County Local Agency Management Program (LAMP) standards and required setbacks are to be met, and that the following statement shall be placed on the final map to be recorded: "As per Stanislaus County Code 16.10.020 and 16.10.040, all persons purchasing lots within the boundaries of this approved map should be prepared to accept the responsibilities and costs associated with the operation and maintenance of the required primary and secondary on-site wastewater treatment system. All persons are required to provide adequate maintenance and operate the on-site wastewater treatment system as prescribed by the manufacturer, so as to prevent groundwater degradation."

The project was referred to the Department of Public Works, who responded with standard conditions of approval that will be applied to the project such as an encroachment permit needing to be obtained for driveway approaches at all points of ingress and egress on the project site and any other work done within the County right-of-way; that the recorded parcel map be prepared by a licensed land surveyor or a registered civil engineer licensed to practice land surveying in California; that all structures not shown on the parcel map or on lot lines shall be removed prior to the parcel map being recorded; and all

storm drainage facilities being designed using a 100-year, 24-hour storm and being capable of dewatering the 100-year, 24-hour storm within 48 hours.

The project was referred to Pacific Gas & Electric (PG&E), which serves the project site and surrounding area for electrical service, and no response has been received to date.

The site is located in the service area for the Oakdale Irrigation District (OID). The project was referred to OID, who responded with no comments on the project.

The project was also referred to the Central Valley Regional Water Quality Control Board (CVRWQCB), and no response has been received to date.

Impacts to utilities and service systems are considered to be less than significant.

Mitigation: None.

References: Application information; Referral response from the Department of Environmental Resources (DER) Environmental Health Division, dated January 14, 2026; Referral response from the Department of Environmental Resources (DER) Groundwater Resources Division, dated January 16, 2026; Email correspondence with Oakdale Irrigation District, dated February 11, 2026; Referral response from the Stanislaus County Department of Public Works, dated January 30, 2026; Stanislaus County General Plan and Support Documentation¹.

XX. WILDFIRE. If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?			X	
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?			X	
c) Require the installation of maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?			X	
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?			X	

Discussion: The Stanislaus County Local Hazard Mitigation Plan identifies risks posed by disasters and identifies ways to minimize damage from those disasters. With the Wildfire Hazard Mitigation Activities of this plan in place, impacts to an adopted emergency response plan or emergency evacuation plan are anticipated to be less than significant. The terrain of the site is relatively flat, and the site has access to County-maintained Pauline Avenue.

The site is located in a Local Responsibility Area (LRA) for fire protection and is served by Oakdale Rural Fire Protection District. The project was referred to the Oakdale Rural Fire Protection District, and no comments have been received to date.

No construction is proposed; however, any future construction will be subject to building permits and will be reviewed by the County’s Building Permits Division and Fire Prevention Bureau to ensure all State of California Building and Fire Code requirements are met prior to construction.

Wildfire risk and risks associated with postfire land changes are considered to be less than significant.

Mitigation: None.

References: Application information; Stanislaus County General Plan and Support Documentation¹.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE.	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
<p>a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?</p>			X	
<p>b) Does the project have impacts that are individually limited, but cumulatively considerable? (“Cumulatively considerable” means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)</p>			X	
<p>c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?</p>			X	

Discussion: The project site is a request to subdivide a 15.07± acre parcel into a 2.47± acre parcel and a 12.6± acre remainder in the General Agriculture (A-2-10) zoning district. A variance to Section 21.20.060 of the Zoning Ordinance is required to allow a parcel less than 10-acres in size to be created. Proposed Parcel 1 has been developed with a single-family dwelling and detached shed, and the proposed remainder has been developed with an existing fruit stand and row crops. If approved, the proposed remainder could be developed with one single-family dwelling, one accessory dwelling unit (ADU), and one junior accessory dwelling unit (JADU). Proposed Parcel 1 could be further developed with one ADU and one JADU. No development is proposed at this time. The project site is designated Agriculture by the Stanislaus County General Plan land use diagrams and zoned General Agriculture (A-2-10).

The parcel is located within the Local Agency Formation Commission (LAFCO) - adopted Sphere of Influence (SOI) for the City of Oakdale. For projects located within a LAFCO adopted Sphere of Influence (SOI), the County’s General Plan Sphere of Influence policy states, that development, other than agricultural uses and churches, which requires discretionary approval from incorporated cities, shall be referred to that city for preliminary approval. The project shall not be approved by the County unless written communication is received from the city memorializing their approval. If approved by the city, the city should specify what development standards are necessary to ensure that development will comply with city development standards. Approval from a city does not preclude the County’s decision-making bodies from exercising discretion, and it may either approve or deny the project. This project is located within the LAFCO adopted SOI of the City of Modesto. As such, the project was referred to the City of Oakdale, who responded with no comments on the project.

The surrounding area is comprised of irrigated orchards and scattered single-family dwellings in all directions, a church to the northwest, and State Route 120, a cheese factory, and other commercial uses to the south. Any further development of the surrounding area would be subject to the permitted uses of the A-2 Zoning District or would require additional land use entitlements and environmental review; a General Plan Amendment and/or Rezone would be required for any non-agricultural related development; residential proposals would be subject to Measure E.

Review of this project has not indicated any features which might significantly impact the environmental quality of the site and/or the surrounding area.

Mitigation: None.

References: Initial Study; Stanislaus County General Plan and Support Documentation¹.

¹Stanislaus County General Plan and Support Documentation adopted in August 23, 2016, as amended. **Housing Element** adopted on December 9, 2025.



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, Mono, San Joaquin, Stanislaus & Tuolumne Counties

Date: 1/14/2026

Records Search File #: 13623N

Project: Applicant for County Permit/

Tentative Parcel Map, Rose-Marmon Parcel Map

APN 006-083-048

David O. Romano
Newman-Romano LLC
1034 12th Street
Modesto, CA 95354
209-521-9521 dave@newman-romano.com

We have conducted a non-confidential extended records search as per your request for the above-referenced project area located on the Oakdale 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 T2S R10E (1854 edition) shows Sections 3 and 10 divided into parcels of varying acreages. The 1873 edition shows the project area

within the “Eight Square Leagues confirmed to A. B. Tomson” land grant.

- The 1915 edition of the Oakdale USGS quadrangle references the Gibert Road alignment on the north of the project area and the alignment of the Southern Pacific Railroad on the south. This map also shows a building in the northwest corner of the project area. We have no further information on file regarding the building that would be 111 years in age (or older).
- The 1953 and 1968 editions of the Oakdale USGS quadrangle reference the SR 120 alignment.

Prehistoric or historic resources within the immediate vicinity of the project area: There is one historical resource dating to 1915, the Heath Ranch, 135 Gilbert Road, just north of the project 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: No project-specific survey has been formally reported to the Information Center, but portions of the project area fall within the overall boundaries of seven investigations, referenced below:

Parsons Brinckerhoff Quade & Douglas Inc., S. Wilcox, and M. Proctor (Parsons Brinckerhoff Quade and Douglas, Inc. and Caltrans District 10)

1995 *Historic Property Survey Report, Oakdale Bypass Project, State Route 120, Stanislaus County, California, 10-STA-120, Post Mile 3.0/12.9, 10-345400.*
CCaIC Report ST-03382

Fisher, J. and T. M. Van Bueren (Caltrans Environmental Program- Sacramento)

1995 *Historical Study Report for the Oakdale Bypass Project, Stanislaus County, California: 10-STA-120, Post Miles 3.0/R12.9, EA 10-345400.*
CCaIC Report ST-03390

Mikesell, S. D. (JRP Historical Consulting Services (and) Parsons Brinckerhoff Quade and Douglas; for Caltrans District 10)

1994 *Contract No. 10B933, State Route 120 (P.M. 3.0/R12.9), SR-120 Oakdale Bypass, Stanislaus County, California, Historical Architecture Survey Report.*
CCaIC Report ST-03391

Herbert, R. F. and R. M. Bunse (JRP Historical Consulting Services; for Caltrans District 10)

1994 *Historic Resource Evaluation Report for the SR-120 Oakdale Bypass*

Interchange Improvement Project Alternatives 1, 2A, 2C, and 2D; P.M. 3.0-R12.9; Contract: 10B933, EA: 10-345400: Oakdale Irrigation District Canals Crossed by SR-120 Alternative Alignments - Burnett Lateral, Cape Horn Lateral, Collins Lateral, Delberto Lateral, Dorsey Lateral, Eaton Lateral, Gilbert Lateral, Lesnini Lateral, North Main Canal, Old Tulloch Drain, Rodden High Line Canal, Rodden Lateral, and Tulloch Lateral.
CCaIC Report ST-03392

Holson, J., J. Hall, S. Goddard, J. Holson, J. Costello, and J. Marvin (Biosystems Analysis, Inc.; for Parsons Brinckerhoff Quade and Douglas (and) Caltrans District 10)
1994 *Final Report; Archaeological Survey Report for the SR-120 Oakdale Bypass Interchange Improvement Project Alternatives 1, 2A, 2B, 2C, and 2D; Near Oakdale, Stanislaus County, California, 10-STA-120-3.0/R12.9, EA 10-345400.*
CCaIC Report ST-03393

Keefe, T. (Caltrans District 10)
2000 *Department of Transportation; Negative Archaeological Survey Report, 10-Stanislaus-120 and 108, P.M. 2.98/5.9 and 37.4/38.2, CU 10-170, EA 10-2812UI, Widen Existing Shoulders, Install Guardrails, Redeck the Stanislaus River Bridge, and Repaving Existing Pavement.*
CCaIC Report ST-04201

Jensen, P. M. (Jensen and Associates, for Modesto Irrigation District)
2004 *Archaeological Inventory Survey, M.I.D. Woodward Reservoir Transmission Line Project, near Oakdale, Stanislaus County, California.*
CCaIC Report ST-05589

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 no project-specific investigation appears to have been conducted, 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 **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



NEGATIVE DECLARATION

NAME OF PROJECT: Parcel Map and Variance Application No. PLN2025-0124-Rose & Marmon Partnership

LOCATION OF PROJECT: 7524 Gilbert Road, between Valley Home Road (SR 120) and Rodden Road, in the Oakdale area (APN 006-083-048).

PROJECT DEVELOPERS: Dave Romano, Newman Romano
1034 12th Street,
Modesto, CA 95354

DESCRIPTION OF PROJECT: Request to subdivide a 15.07± acre parcel into a 2.47± acre parcel and a 12.6± acre remainder in the General Agriculture (A-2-10) zoning district. A variance to Section 21.20.060 of the Zoning Ordinance is required to allow a parcel less than 10-acres in size to be created.

Based upon the Initial Study, dated **March 6, 2026**, the Environmental Coordinator finds as follows:

1. This project does not have the potential to degrade the quality of the environment, nor to curtail the diversity of the environment.
2. This project will not have a detrimental effect upon either short-term or long-term environmental goals.
3. This project will not have impacts which are individually limited but cumulatively considerable.
4. This project will not have environmental impacts which will cause substantial adverse effects upon human beings, either directly or indirectly.

The Initial Study and other environmental documents are available for public review at the Department of Planning and Community Development, 1010 10th Street, Suite 3400, Modesto, California.

Initial Study prepared by: Marcus Ruddicks, Assistant Planner

Submit comments to: Stanislaus County
Planning and Community Development Department
1010 10th Street, Suite 3400
Modesto, California 95354

OWNERS' STATEMENT:

WE, THE UNDERSIGNED, DO HEREBY STATE THAT WE ARE THE OWNERS OR HAVE SOME RIGHT, TITLE, OR INTEREST OF RECORD IN THE LAND SHOWN ON THIS MAP AND WE CONSENT TO THE MAKING AND FILING OF THIS MAP IN THE OFFICE OF THE COUNTY RECORDER OF STANISLAUS COUNTY, CALIFORNIA.

OWNERS: GEORGE ROSE AND PHYLLIS ROSE HAROLD E. ARAMBEL AND LAURA ARAMBEL, a general partnership. BY: George Rose, Phyllis Rose, Harold E. Arambel, Laura Arambel

TRUSTEE: EL CAPITAN NATIONAL BANK, A CORPORATION BY: Keith P. Marzan, Vice President

STATE OF CALIFORNIA COUNTY OF STANISLAUS

ON THIS, THE 6th DAY OF June, 1990, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED GEORGE ROSE, PHYLLIS ROSE, HAROLD E. ARAMBEL, AND LAURA ARAMBEL, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME.

SIGNATURE Wendy Wright MY COMMISSION EXPIRES 7-28-94



STATE OF CALIFORNIA COUNTY OF Stanislaus

ON THIS THE 30th DAY OF July, 1990, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED Keith P. Marzan, PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE Vice President, AND PROVED TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE SECRETARY OF THE CORPORATION THAT EXECUTED THE WITHIN INSTRUMENT ON BEHALF OF THE CORPORATION THEREIN NAMED, AND ACKNOWLEDGED TO ME THAT SUCH CORPORATION EXECUTED THE WITHIN INSTRUMENT PURSUANT TO ITS BY-LAWS OR A RESOLUTION OF IT'S BOARD OF DIRECTORS.

SIGNATURE Cy Wade MY COMMISSION EXPIRES 3-20-92



THE SIGNATURES OF SAID EASEMENT HOLDERS MAY BE OMITTED, PURSUANT TO TITLE 7, DIVISION 2, CHAPTER 2, ARTICLE 2, SECTION 66436 (C) OF THE GOVERNMENT CODE: BANK OF AMERICA NATIONAL TRUST AND SAVINGS ASSOCIATION, ALL OIL, GAS AND OTHER HYDROCARBONS AND MINERALS, DEED RECORDED NOVEMBER 8, 1941 IN VOLUME 747 OF OFFICIAL RECORDS, AT PAGE 28.

TAX COLLECTOR'S STATEMENT:

THIS IS TO STATE THAT THERE ARE NO LIENS FOR ANY UNPAID STATE, COUNTY, SCHOOL, MUNICIPAL, OR IRRIGATION TAXES OR SPECIAL ASSESSMENTS, EXCEPT TAXES OR SPECIAL ASSESSMENTS NOT YET PAYABLE, AGAINST THE LAND SHOWN ON THIS MAP.

AS TO STATE, COUNTY SCHOOL OR MUNICIPAL TAXES - DON FAIRCHILD, COUNTY TAX COLLECTOR

DATE: 9-5-90 BY: Cheryl Guevara, Deputy

AS TO IRRIGATION TAXES

DATE: 7/26/90 BY: Carol R. Olson, Tax Collector

GILBERT ROAD SUBDIVISION

A RESUBDIVISION OF BOOK 30, OF PARCEL MAPS, PAGE 134, STANISLAUS COUNTY RECORDS AND A PORTION OF SECTION 3 T.2S., R. 10E., M.D.B.&M.

STANISLAUS COUNTY CALIFORNIA

May, 1990

Scale = 1" = 150'

THOMPSON-HYSELL ENGINEERS

1016 12th STREET, MODESTO, CA 95354



BOARD OF SUPERVISOR'S STATEMENT:

THIS IS TO STATE THAT THIS MAP IS DULY ACKNOWLEDGED, STATED AS REQUIRED BY LAW, HAVING BEEN PRESENTED TO THE BOARD OF SUPERVISORS, STANISLAUS COUNTY, STATE OF CALIFORNIA, WHICH BOARD IS THE GOVERNING BODY HAVING CONTROL OF THE ROADS, HIGHWAYS, STREETS, AVENUES, ALLEYS, LANES, WAYS, EASEMENTS, PLACES, ETC., IN THE TERRITORY SHOWN ON THIS MAP, AND IT IS ORDERED THAT ALL ROADS, HIGHWAYS, STREETS, AVENUES, ALLEYS, LANES, WAYS, EASEMENTS, PLACES, ETC., NOT BE ACCEPTED AT THIS TIME, BUT RESERVING THE RIGHT TO ACCEPT AT ANY FUTURE TIME ON BEHALF OF THE PUBLIC, OTHERWISE THIS MAP IS APPROVED.

DATED THIS 1st OF September, 1990.

CHAIRMAN OF THE BOARD OF SUPERVISORS Nick W. Blom

ATTEST: Patricia A. Minton, Clerk/Manager, Board of Supervisors



CLERK OF THE BOARD OF SUPERVISOR'S STATEMENT:

THIS IS TO STATE THAT THE OWNERS OF THE PROPERTY SHOWN ON THE ACCOMPANYING MAP HAVE FILED WITH THE BOARD OF SUPERVISOR'S: (CHECK ONE)

[X] A) A BOND OR DEPOSIT APPROVED BY SAID BOARD TO SECURE THE PAYMENT OF TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES WHICH ARE AT THE TIME OF FILING THIS MAP, A LIEN AGAINST SAID PROPERTY OR ANY PART THEREOF.

[] B) RECEIVED TAX BILL OR BILLS OR SUCH OTHER EVIDENCE AS MAY BE REQUIRED BY SAID BOARD SHOWING FULL PAYMENT OF ALL APPLICABLE TAXES.

DATED THIS 6th DAY OF September, 1990.

CLAUDIA LEONG, CLERK/MANAGER, BOARD OF SUPERVISORS

BY: Opelia Gonzalez, Deputy



SURVEYOR'S STATEMENT:

I WILLIAM B. HYSSELL, HEREBY STATE THAT I AM A LICENSED LAND SURVEYOR OF THE STATE OF CALIFORNIA; THAT THIS MAP CONSISTING OF 2 SHEETS, CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY SUPERVISION DURING THE MONTH OF December, 1980, THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT ALL MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN BEFORE December, 1991; THAT THEIR POSITIONS ARE CORRECTLY SHOWN AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED THIS 7 DAY OF September, 1990. William B. Hysell, William B. Hysell, L.S. 4876

COUNTY SURVEYOR'S STATEMENT:

THIS IS TO STATE THAT THE ACCOMPANYING MAP HAS BEEN EXAMINED, THAT IT SUBSTANTIALLY CONFORMS TO THE TENTATIVE MAP AND ANY APPROVED ALTERATIONS THEREOF, THAT ALL PROVISIONS OF THE STATE SUBDIVISION MAP ACT AND TITLE 20, STANISLAUS COUNTY SUBDIVISION CODE HAVE BEEN COMPLIED WITH, AND IT IS TECHNICALLY CORRECT.

DATED THIS 11th DAY OF Sept., 1990.

H.R. CALLAHAN, STANISLAUS COUNTY SURVEYOR

BY: J. Ray Edwards, Deputy REC 18573

COUNTY ROAD COMMISSIONER'S STATEMENT:

I HEREBY STATE THAT THIS MAP COMPLIES WITH TITLE 20 OF THE STANISLAUS COUNTY SUBDIVISION CODE.

DATED THIS 10th DAY OF September, 1990.

BY: H.R. Callahan, R.C.E. 14977

PLANNING COMMISSION STATEMENT:

THIS IS TO STATE THAT THIS MAP SUBSTANTIALLY CONFORMS TO THE TENTATIVE MAP AND ACTION TAKEN THERE ON BY THE STANISLAUS COUNTY BOARD OF SUPERVISORS AT A REGULAR MEETING HELD ON February 1, 1990.

DATED THIS 10 DAY OF SEPTEMBER 1990.

BY: Victor Holanda, Secretary Planning Commission

DEPARTMENT OF ENVIRONMENTAL RESOURCES STATEMENT:

APPROVED BY THE STANISLAUS COUNTY DEPARTMENT OF ENVIRONMENTAL RESOURCES DEPARTMENT.

DATED THIS 7th DAY OF September, 1990.

BY: Keith Murren, Keith Monroe, County Health Officer

COUNTY RECORDER'S STATEMENT:

FILED THIS 21 DAY OF Sept., 1990, AT 11:15 A.M. IN BOOK 35, OF MAPS AT PAGE 30, STANISLAUS COUNTY RECORDS, INSTRUMENT NO. 80572, FEE \$ 8.44 PAID.

BY: Karen Mathews, Stanislaus County Recorder

BY: Pat Liddell, Asst. Recorder

SHEET 1 OF 2

BASIS OF BEARINGS:

The bearing of $S 69^{\circ}15'42'' E$, on the southwesterly right-of-way line of Gilbert Road, as found in Book 30 of Parcel Maps, Page 59, Stanislaus County Records, was used as the Basis of Bearings shown on this map.

NOTE:

1) Many procedures normal and necessary to the operation of agricultural uses such as field crops, vineyards, orchards, dairy and poultry farms and feed lots result in noise, odor, dust, spraying, irrigation or other potentially detrimental effects to residential use of adjacent properties. All persons purchasing lots within the confines of this approved map for the purpose of establishing residence should investigate the likelihood of such conflicts.

CURVE DATA:

No.	Angle	Radius	Length	Chord	Tangent
1	$5^{\circ}07'29''$	650'	52.47'	52.16'	29.00'
2	$3^{\circ}00'40''$	365'	19.48'	19.48'	9.34'
3	$30^{\circ}21'11''$	400'	211.30'	209.44'	108.50'
4	$20^{\circ}52'30''$	600'	200.00'	200.00'	137.84'
5	$20^{\circ}52'30''$	600'	200.30'	200.03'	140.81'
6	$24^{\circ}57'15''$	600'	261.38'	260.26'	182.36'
7	$21^{\circ}47'55''$	50'	71.47'	68.60'	43.34'

Total Acreage: 31,707.1 Acres
Total Lots: 6.

LEGEND:

- Found Monument, As Noted
- Set 3/4" Iron Pipe, Tagged L.S. 4876
- (S.C.R.) Stanislaus County Recorder
- ⊙ Found Monument, in Monument Box As Noted
- ⊙ Set 3/4" Iron Pipe in Monument Well Tagged L.S. 4876

REFERENCES:

- (M) Measured Distance; All distances are Measured Unless Noted Otherwise.
- (R) Record per: Book 30, of Parcel Maps, Page 59 (S.C.R.)
- (R₂) Record per: Stanislaus County Right-of-Way Acquisition Map, 2^d Mile Road.
- (R₃) Record per: Book 8, of Surveys, Page 11 (S.C.R.)
- (R₄) Record per: Road Deed: Instrument No. 044772 (S.C.R.)

GILBERT ROAD SUBDIVISION

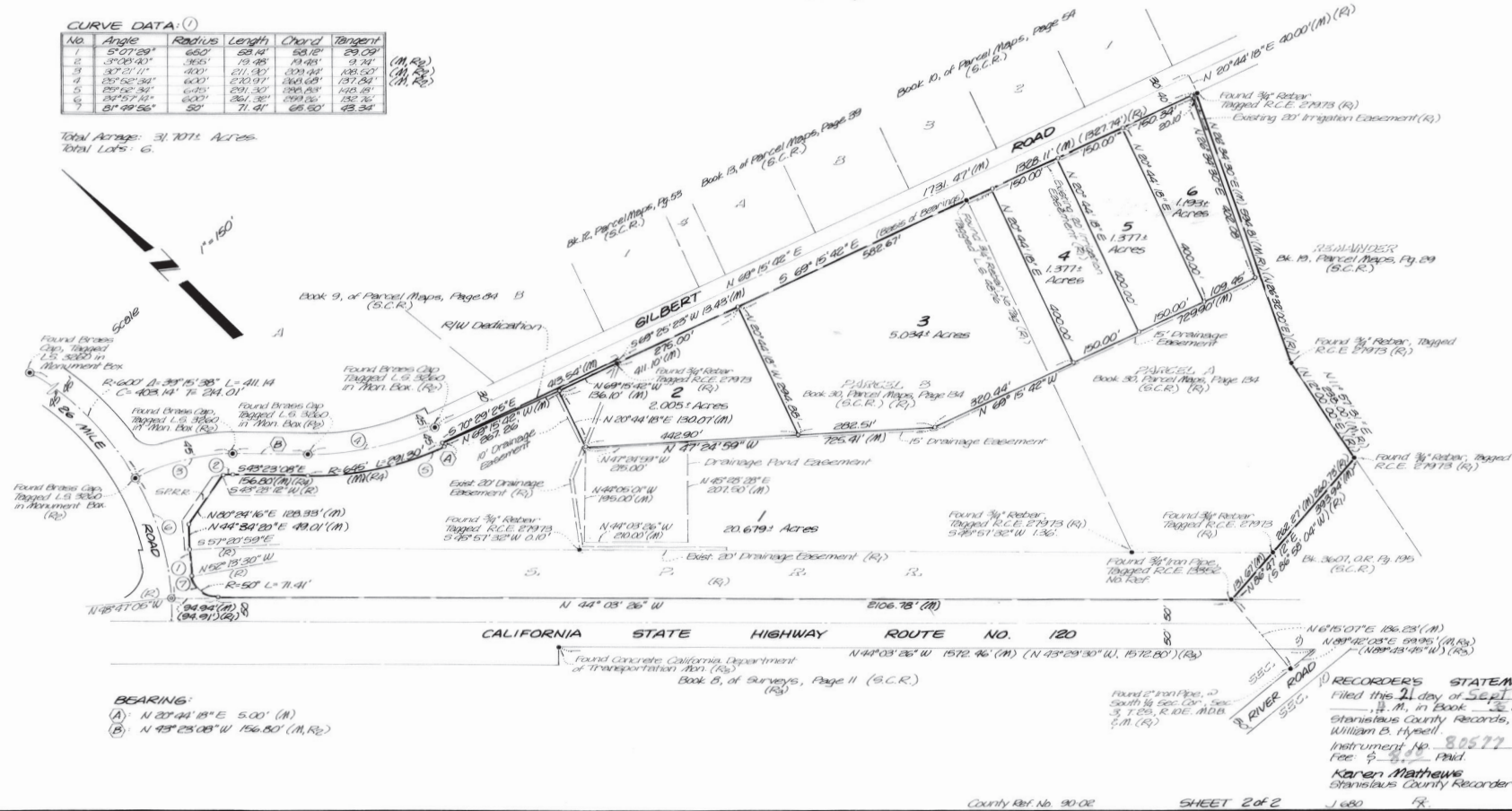
A RESUBDIVISION OF BOOK 30, OF PARCEL MAPS, PAGE 134, STANISLAUS COUNTY RECORDS AND A PORTION OF SECTION 3 T.2S., R.10E., M.D.B.&M.

STANISLAUS COUNTY
May, 1990

CALIFORNIA
Scale = 1" = 150'

THOMPSON-HYSELL ENGINEERS

1016 12th STREET, MODESTO, CA
95354



OWNERS' STATEMENT

WE, THE UNDERSIGNED, HEREBY STATE THAT WE ARE THE OWNERS OF, OR HAVE SOME RIGHT, TITLE, OR INTEREST OF RECORD IN THE LAND SHOWN ON THIS MAP, AND WE CONSENT TO THE MAKING AND FILING OF THIS MAP IN THE OFFICE OF THE COUNTY RECORDER OF STANISLAUS COUNTY, CALIFORNIA.

OWNER(S): ARAMBEL & ROSE DEVELOPMENT COMPANY,
A GENERAL PARTNERSHIP

Jeffery E. Arambel
JEFFERY E. ARAMBEL
George Rose
GEORGE ROSE

TRUSTEE: FIRST AMERICAN TITLE INSURANCE COMPANY
A CALIFORNIA CORPORATION

DATED THIS 7TH DAY OF DECEMBER, 1993

Sharon D. Harrah
Sharon D Harrah

ACKNOWLEDGMENT

STATE OF CALIFORNIA
COUNTY OF STANISLAUS

ON December 7, 1993 BEFORE ME,
SHARON D. HARRAH A NOTARY PUBLIC,
PERSONALLY APPEARED JEFFERY E. ARAMBEL

AND GEORGE ROSE, PROVED TO ME ON
THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS
WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT,
AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME
IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR
SIGNATURES ON THE INSTRUMENT THE PERSONS, OR THE
ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED,
EXECUTED THE INSTRUMENT.

WITNESS MY HAND:

Sharon D. Harrah SHARON D. HARRAH
SIGN PRINT
NOTARY PUBLIC IN AND FOR THE ABOVE-MENTIONED STATE

PRINCIPLE COUNTY OF BUSINESS: STANISLAUS

MY COMMISSION EXPIRES: DEC. 28, 1994

STATE OF CALIFORNIA
COUNTY OF STANISLAUS

ON December 7th 1993 BEFORE ME,
Wendy Wright A NOTARY PUBLIC,
PERSONALLY APPEARED Sharon D. Harrah

PROVED TO ME ON
THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSONS
WHOSE NAMES ARE SUBSCRIBED TO THE WITHIN INSTRUMENT,
AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME
IN THEIR AUTHORIZED CAPACITIES, AND THAT BY THEIR
SIGNATURES ON THE INSTRUMENT THE PERSONS, OR THE
ENTITY UPON BEHALF OF WHICH THE PERSONS ACTED,
EXECUTED THE INSTRUMENT.

WITNESS MY HAND:

Wendy Wright Wendy Wright
SIGN PRINT
NOTARY PUBLIC IN AND FOR THE ABOVE-MENTIONED STATE

PRINCIPLE COUNTY OF BUSINESS: Stanislaus

MY COMMISSION EXPIRES: 1-28-94

CLERK OF THE BOARD OF SUPERVISORS' CERTIFICATE

THIS IS TO CERTIFY THAT THE OWNERS OF THE PROPERTY SHOWN ON THE ACCOMPANYING MAP HAVE FILED WITH THE BOARD OF SUPERVISORS:

CHECK ONE

A. A BOND OR DEPOSIT APPROVED BY SAID BOARD TO SECURE THE PAYMENT OF TAXES AND SPECIAL ASSESSMENTS COLLECTED AS TAXES, WHICH ARE AT THE TIME OF FILING OF THIS MAP, A LIEN AGAINST SAID PROPERTY OR ANY PART THEREOF.

B. RECEIPTED TAX BILL OR BILLS OR SUCH OTHER EVIDENCE AS MAY BE REQUIRED BY SAID BOARD SHOWING FULL PAYMENT OF ALL APPLICABLE TAXES.

DATED THIS 10 DAY OF Dec, 1993

REAGAN M. WILSON, CLERK OF THE BOARD OF SUPERVISORS, STANISLAUS COUNTY, CALIFORNIA

BY: *Linda Britton*
DEPUTY Linda Britton



TAX COLLECTOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THERE ARE NO LIENS FOR ANY UNPAID STATE, COUNTY, SCHOOL, MUNICIPAL, OR IRRIGATION TAXES, OR SPECIAL ASSESSMENTS, EXCEPT SPECIAL ASSESSMENTS OR TAXES NOT YET PAYABLE AGAINST THE LAND SHOWN ON THIS MAP.

AS TO STATE, COUNTY, SCHOOL, OR MUNICIPAL TAXES:
DATED THIS 10th DAY OF December, 1993

DON FAIRCHILD, COUNTY TAX COLLECTOR

BY: *Michelle Silva* Michelle Silva
DEPUTY MICHELLE SILVA

AS TO IRRIGATION TAXES:
DATED THIS 7th DAY OF DECEMBER 1993

Carol R. Olsen
DEPUTY TAX COLLECTOR CAROL R. OLSEN

SURVEYOR'S STATEMENT

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY IN CONFORMANCE WITH THE REQUIREMENTS OF THE SUBDIVISION MAP ACT AND LOCAL ORDINANCES, AT THE REQUEST OF ARAMBEL & ROSE DEVELOPMENT COMPANY IN NOVEMBER, 1993. I HEREBY STATE THAT THIS PARCEL MAP SUBSTANTIALLY CONFORMS TO THE APPROVED OR THE CONDITIONALLY APPROVED TENTATIVE MAP, IF ANY, AND THAT THE MONUMENTS ARE OF THE CHARACTER AND OCCUPY THE POSITIONS INDICATED. THE MONUMENTS ARE SUFFICIENT TO ENABLE THE SURVEY TO BE RETRACED.

DATED THIS 8th DAY OF December, 1993

David L. Harris
DAVID L. HARRIS, L.S. 5443
LICENSE EXPIRES: SEPTEMBER 30, 1996



COUNTY SURVEYOR'S STATEMENT

THIS IS TO CERTIFY THAT THE ACCOMPANYING MAP HAS BEEN EXAMINED. THAT IT SUBSTANTIALLY CONFORMS TO THE TENTATIVE MAP, AND ANY APPROVED ALTERATIONS THEREOF. THAT ALL PROVISIONS OF THE STATE SUBDIVISION MAP ACT, CHAPTER 2, AND TITLE 20, STANISLAUS COUNTY SUBDIVISION CODE HAVE BEEN COMPLIED WITH, AND THE MAP IS TECHNICALLY CORRECT.

DATED THIS 13th DAY OF December, 1993

H. R. CALLAHAN
STANISLAUS COUNTY
SURVEYOR

BY: *J. Ray Edwards*
J. RAY EDWARDS, DEPUTY
R.C.E. 18573
EXPIRATION DATE: 6/30/97

EASEMENT HOLDERS

PURSUANT TO SECTION 66436 OF THE SUBDIVISION MAP ACT, THE SIGNATURES OF THE FOLLOWING EASEMENT HOLDERS HAVE BEEN OMITTED:

A. NARECO CORPORATION, A NEVADA CORPORATION, FOR OIL AND GAS LEASE, RECORDED SEPTEMBER 3, 1982 IN VOLUME 3591 OF OFFICIAL RECORDS, AT PAGE 650, AS INSTRUMENT NO. 11999, STANISLAUS COUNTY RECORDS.

COUNTY RECORDER'S STATEMENT

FILED THIS 14 DAY OF December, 1993

AT 3:55 O'CLOCK P.M. IN BOOK 46 OF PARCEL MAPS AT PAGE 35, STANISLAUS COUNTY RECORDS.

AT THE REQUEST OF DAVID L. HARRIS

INSTRUMENT No. 131354 FEE \$ 9.00 PAID

KAREN MATHEWS
COUNTY RECORDER BY: *Pat Seidel*
ASSISTANT DEPUTY

PARCEL MAP

FOR
ARAMBEL & ROSE

BEING A DIVISION OF LOT 1 OF THE GILBERT ROAD SUBDIVISION, AS SHOWN IN BOOK 35 OF MAPS, PAGE 30, LYING IN SECTION 3, T.2 S., R.10 E., M.D.B.& M.

STANISLAUS COUNTY, CALIFORNIA
NOVEMBER, 1993



ASPEN JOB NO. 9337 SHEET 1 OF 2
STANISLAUS COUNTY FILE NO. 93--33

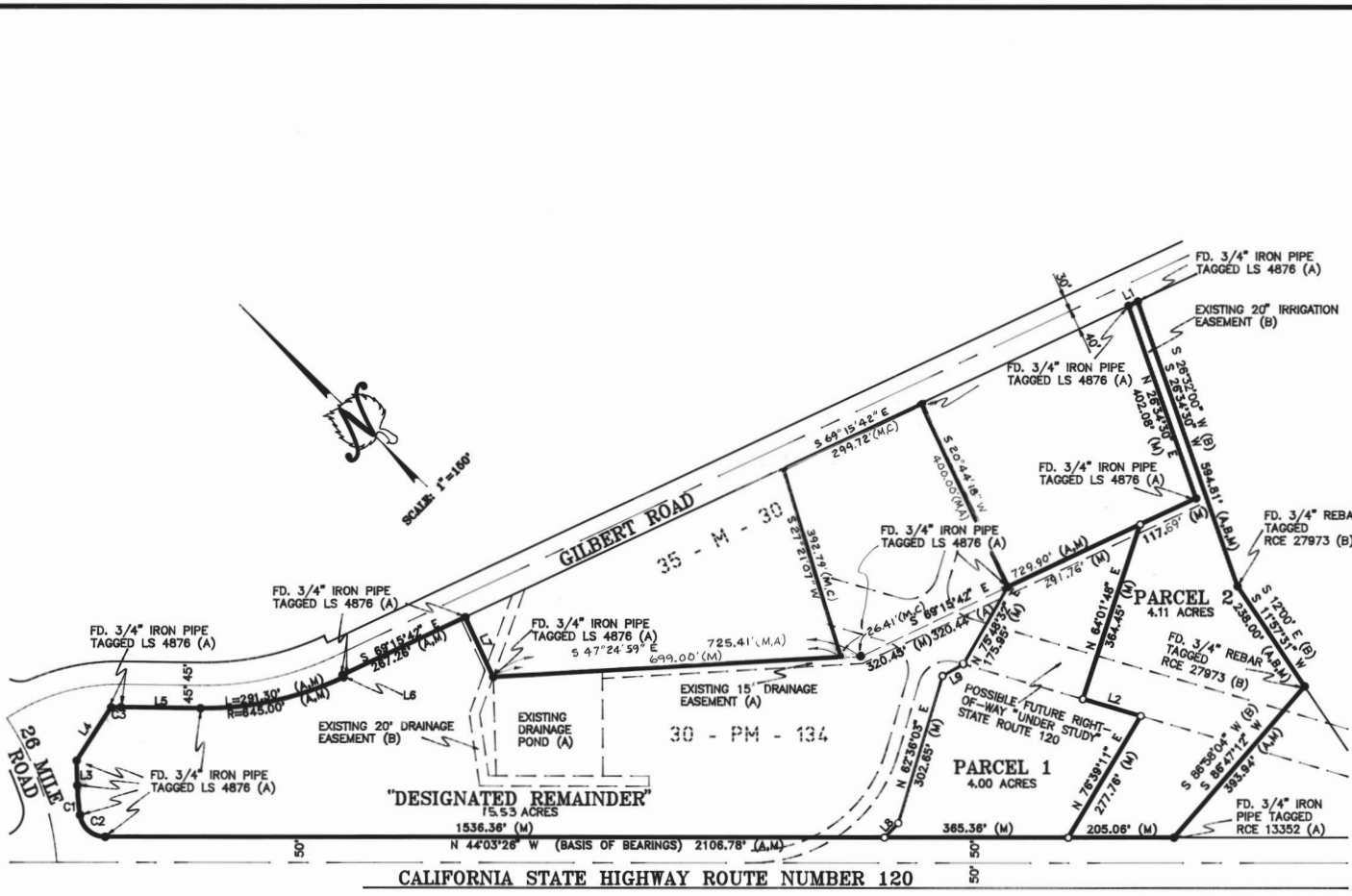
BASIS OF BEARINGS :
 THE BEARING OF NORTH 44°03'26" WEST ALONG THE
 EASTERLY RIGHT-OF-WAY OF CALIFORNIA STATE HIGHWAY
 ROUTE NUMBER 120, AS SHOWN IN BOOK 35 OF MAPS,
 PAGE 30, STANISLAUS COUNTY RECORDS.

LEGEND :
 ○ SET 3/4" IRON PIPE TAGGED L.S. 5443,
 UNLESS OTHERWISE NOTED.
 ● FOUND MONUMENT, AS NOTED

NOTE : ALL DISTANCES ARE MEASURED ON THIS
 SURVEY, UNLESS OTHERWISE NOTED.

REFERENCES :
 (A) 35-M-30
 (B) 30-PM-134
 (M) MEASURED THIS SURVEY
 (C) LOT LINE ADJUSTMENT - INSTRUMENT NO. 002832
 RECORDED JANUARY 11, 1991

COUNTY RECORDER'S STATEMENT
 FILED THIS 14 DAY OF December, 1993
 AT 3:55 O'CLOCK P.M. IN BOOK 46 OF PARCEL
 MAPS AT PAGE 35, STANISLAUS COUNTY RECORDS,
 AT THE REQUEST OF Arambel & Rose Development
 INSTRUMENT No. 131354 FEE \$ 900 PAID
 KAREN MATHEWS BY Pat Sadell Asst. Recorder
 COUNTY RECORDER DEPUTY



CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	650.00'	58.14' (A,M)	29.09'	58.12'	N 35°12'46" E	05°07'29"
C2	50.00'	71.41' (A,M)	43.34'	65.50'	S 03°08'28" E	81°49'56"
C3	355.00'	19.48' (A,M)	9.74'	19.48'	N 44°57'28" W	03°08'40"

LINE	DIRECTION	DISTANCE
L1	S 69°15'42" E	20.10' (A,M)
L2	N 27°46'58" W	118.68'
L3	S 44°34'20" W	49.01' (A,M)
L4	S 80°24'16" W	128.33' (A,M)
L5	S 43°23'08" E	156.80' (A,M)
L6	N 20°44'18" E	5.00' (A,M)
L7	S 20°44'18" W	130.07' (A,M)
L8	N 69°28'05" E	36.25'
L9	S 73°36'00" E	47.19'

PARCEL MAP

FOR
ARAMBEL & ROSE

BEING A DIVISION OF LOT 1 OF THE GILBERT
 ROAD SUBDIVISION, AS SHOWN IN BOOK 35
 OF MAPS, PAGE 30, LYING IN SECTION 3,
 T.2 S., R.10 E., M.D.B. & M.
 STANISLAUS COUNTY, CALIFORNIA

NOVEMBER, 1993
ASPEN SURVEY
 COMPANY
 801 17th STREET, SUITE T, MODesto, CA. 95354
 PH: (209) 526-9724 FX: (209) 526-0472

ASPEN JOB NO. 9337
 SCALE: 1" = 150'
 SHEET 2 OF 2
 STANISLAUS COUNTY FILE NO. 93-33

Variance Findings for Gilbert Road Parcel Split

Overview:

The project is the subdivision of an existing 15.07 acre parcel (APN 006-083-048), which lies both adjacent to, and between, State Highway 120 (SR120) and Gilbert Road, just north of the City of Oakdale, and lying within the Oakdale sphere of influence. A parcel map is being submitted to create an approximately 2.5 acre Parcel 1 adjacent to Gilbert Road, while leaving an approximately 12.6 acre remainder along SR 120. As Parcel 1 is undersized, i.e., less than the zoning minimum of 10 acres, a variance is required to create the new parcel. The variance findings supporting this application are set forth below.

To grant a variance, the following findings must be made:

Finding No. 1:

That because of special circumstances applicable to the subject property, including size, shape, topography, location or surroundings, the strict application of this Chapter will deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classifications.

Response:

The shape and topography of the subject property, as well as the surrounding area warrant the granting of the variance. Flooding occurred for many years along Gilbert Road, and around 2022 the landowner and the County worked together to get the County a drainage easement to resolve these flooding issues. At the conclusion of this process, in 2023, the County acquired, and now has, an access easement and storm drainage easement (the "Easement") on the property. The Easement is clearly shown on the tentative map submitted with this variance request. This Easement is in place, and a new storm drainage basin has been constructed, effectively severing the 12.6 acres of the property fronting on SR 120, from the 2.5 acre Parcel 1 along Gilbert Road. As the storm drain basin and Easement severs the property, these two severed areas, the proposed remainder and the proposed Parcel 1, have independent utility.

To determine the best use for each of these severed parcels, the surrounding uses must be considered. Along SR 120, more commercial uses exist, or would reasonably be expected to develop in the future. As such, the 12.6 acre remainder is considered a commercial parcel, subject to the acquisition of future entitlements. For Parcel 1, on each side of Parcel 1 are similarly sized parcels (1.84 and 2.12 acres in size) that are used for homesites. In addition, across Gilbert Road from the proposed Parcel 1 are five (5) parcels of approximately one (1) acre in size each. That is, along Gilbert Road you will find ranchette sized parcels, and along SR 120 you will find, or expect in the future, more commercial type uses.

Since the storm and access easement separate the two areas of the original parcel, it makes sense that each of the pieces separated by these storm easements be sized and planned for uses consistent with the surrounding properties. This unique, size, shape and topography create a unique circumstance relative to this property. The surrounding uses also provide a separation between the parcel uses appropriate along Gilbert Road and SR 120, and the creation of the new Parcel 1 allows a continuation of uses consistent with those along Gilbert Road while retaining the ability for future uses along SR 120. Therefore, based upon the “special circumstances applicable to the subject property, including size, shape, topography, location or surroundings, the strict application of this Chapter will deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zone classifications.” As such, Finding No. 1 can be made.

Finding No. 2:

That the granting of the application is necessary for the preservation and enjoyment of substantial property rights of the petitioner and will not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity and zone in which the subject property is situated.

Response:

As set forth under Finding No. 1, the newly created 2.5 acre Parcel 1 will be generally consistent with the remaining parcels in the area, and the 12.6 acre remainder will be available for future uses, consistent with its projected future use. Since the parcels along Gilbert Road, east and west of the proposed Parcel 1, and across the road to the north, are all sized around one (1) to two (2) acres or so, creating a new 2.5 acre parcel, between two existing parcels (1.84 and 2.12 acres in size) will not result in the granting of a special privilege. These parcels along Gilbert Road, after the granting of the variance, will be similar in zoning, similar in use, and similar in size.

The granting of the variance will result in a new parcel with the same limitations for development as other parcels in the area. By granting this variance, the owner will not obtain a special privilege, as the parcel will become consistent with other similarly situated parcels in the area. As such, Finding No. 2 can be made.

Finding No. 3:

That the granting of such application will not, under the circumstances of the particular case, materially affect adversely the health or safety of persons residing or working in the neighborhood of the property of the applicant and will not, under the circumstances of the particular case, be materially detrimental to the public welfare or injurious to property or improvements in said neighborhood.

Response:

Any development on the new Parcel 1 will meet all County requirements and standards. The development of the remainder parcel, projected to be more commercial in nature, will need to obtain land use entitlements before any development occurs. During this entitlement process, the project will be evaluated for impacts and mitigated to the extent feasible. No development is proposed on the remainder parcel at this time.

The granting of the variance will not materially affect adversely the health or safety of persons residing or working in the neighborhood, or be detrimental to the public welfare or injurious to property or improvements in said neighborhood. As such, Finding No. 3 can be made.

Conclusion:

Based on the foregoing, Findings No. 1, 2 and 3 can be made and the variance request should be granted. The denial of the variance request will deny the owner of a right adjacent parcels enjoy, and would require the 2.5 acre parcel, which has been separated from the remainder parcel by the Easement, to develop at the same time as land for which there is no real relationship. Based upon all of the foregoing the request is reasonable and the variance request should be granted.

SUMMARY OF RESPONSES FOR ENVIRONMENTAL REVIEW REFERRALS

PROJECT: PARCEL MAP AND VARIANCE APPLICATION NO. PLN2025-0124- ROSE & MARMON PARTNERSHIP

REFERRED TO:	RESPONDED			RESPONSE			MITIGATION MEASURES		CONDITIONS			
	2 WK	30 DAY	PUBLIC HEARING NOTICE	YES	NO	WILL NOT HAVE SIGNIFICANT IMPACT	MAY HAVE SIGNIFICANT IMPACT	NO COMMENT NON CEQA	YES	NO	YES	NO
CA DEPT OF CONSERVATION GEOLOGIC ENERGY MANAGEMENT DIVISION	X	X	X	X				X		X		X
CA DEPT OF FISH & WILDLIFE	X	X	X		X							
CA DEPT OF TRANSPORTATION DIST 10	X	X	X	X				X		X		X
CA OPR STATE CLEARINGHOUSE	X	X	X		X							
CA RWQCB CENTRAL VALLEY REGION	X	X	X		X							
CITY OF: OAKDALE	X	X	X	X				X		X		X
DISPOSAL DIST: GILTON SOLID WASTE AREA 2	X	X	X		X							
FIRE PROTECTION DIST: OAKDALE RURAL	X	X	X									
DER GROUNDWATER RESOURCES DIVISION	X	X	X	X				X		X		X
GSA: OID	X	X	X		X							
HOSPITAL DISTRICT: OAK VALLEY	X	X	X		X							
IRRIGATION DISTRICT: OAKDALE	X	X	X	X				X		X		X
MOSQUITO DISTRICT: EASTSIDE	X	X	X		X							
STANISLAUS COUNTY EMERGENCY MEDICAL SERVICES	X	X	X		X							
PACIFIC GAS & ELECTRIC	X	X	X		X							
RAILROAD: UNION PACIFIC	X	X	X		X							
SAN JOAQUIN VALLEY APCD	X	X	X	X				X		X	X	
SCHOOL DISTRICT 1: OAKDALE JOINT UNIFI	X	X	X		X							
STAN CO AG COMMISSIONER	X	X	X	X				X		X		X
STAN CO BUILDING PERMITS DIVISION	X	X	X		X							
STAN CO CEO	X	X	X		X							
STAN CO DER	X	X	X	X		X				X	X	
STAN CO FARM BUREAU	X	X	X		X							
STAN CO HAZARDOUS MATERIALS	X	X	X	X		X				X		X
STAN CO PUBLIC WORKS	X	X	X	X				X		X	X	
STAN CO PUBLIC WORKS- SURVEY	X	X	X		X							
STAN CO SHERIFF	X	X	X		X							
STAN CO SUPERVISOR DIST 1: B. CONDIT	X	X	X		X							
STAN COUNTY COUNSEL	X	X	X		X							
STANISLAUS FIRE PREVENTION BUREAU	X	X	X		X							
STANISLAUS LAFCO	X	X	X		X							
DRINKING WATER DIST. 10	X	X	X		X							
SURROUNDING LAND OWNERS		X	X		X							
TELEPHONE COMPANY: AT&T	X	X	X		X							
US FISH & WILDLIFE	X	X	X		X							
CA DEPT OF TOXIC SUBSTANCES CONTROL	X	X	X	X				X		X	X	

\\ITCDFS-PL\planning\Planning\Staff Reports\PM\2025\PM VAR PLN2025-0124 - Rose & Marmon Partnership\Planning Commission\May 7, 2026\Staff Report\I- Environmental Review Referrals Continued on back

**COUNTY OF STANISLAUS CAMPAIGN CONTRIBUTION DISCLOSURE FORM
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT**

Application Number: PM VAR Application No. PLN2025-0124
 Application Title: Rose & Marmon Partnership
 Application Address: 7524 Gilbert Road, Oakdale CA
 Application APN: 006-083-048

Was a campaign contribution, regardless of the dollar amount, made to any member of a decision-making body involved in making a determination regarding the above application (i.e. Stanislaus County Board of Supervisors, Planning Commission, Airport Land Use Commission, or Building Code Appeals Board), hereinafter referred to as Member, during the 12-month period preceding the filing of the application, by the applicant, property owner, or, if applicable, any of the applicant's proposed subcontractors or the applicant's agent or lobbyist?

Yes No

If no, please sign and date below.

If yes, please provide the following information:

Applicant's Name: George Rose

Contributor or Contributor Firm's Name: _____

Contributor or Contributor Firm's Address: _____

Is the Contributor:

The Applicant	Yes <input type="checkbox"/>	No <input type="checkbox"/>
The Property Owner	Yes <input type="checkbox"/>	No <input type="checkbox"/>
The Subcontractor	Yes <input type="checkbox"/>	No <input type="checkbox"/>
The Applicant's Agent/ Lobbyist	Yes <input type="checkbox"/>	No <input type="checkbox"/>

Note: Under California law as implemented by the Fair Political Practices Commission, campaign contributions made by the Applicant and the Applicant's agent/lobbyist who is representing the Applicant in this application or solicitation must be aggregated together to determine the total campaign contribution made by the Applicant.

Identify the Member(s) to whom you, the property owner, your subcontractors, and/or agent/lobbyist made campaign contributions during the 12-month period preceding the filing of the application, the name of the contributor, the dates of contribution(s) and dollar amount of the contribution. Each date must include the exact month, day, and year of the contribution.

Name of Member: _____

Name of Contributor: _____

Date(s) of Contribution(s): _____

Amount(s): _____

(Please add an additional sheet(s) to identify additional Member(s) to whom you, the property owner, your subconsultants, and/or agent/lobbyist made campaign contributions)

By signing below, I certify that the statements made herein are true and correct. I also agree to disclose to the County any future contributions made to Member(s) by the applicant, property owner, or, if applicable, any of the applicant's proposed subcontractors or the applicant's agent or lobbyist after the date of signing this disclosure form, and within 12 months following the approval, renewal, or extension of the requested license, permit, or entitlement to use.

April 20, 2026
Date

Rose & Marmon Partnership
Print Firm Name if applicable



George Rose
Print Name of Applicant



**COUNTY OF STANISLAUS CAMPAIGN CONTRIBUTION DISCLOSURE FORM
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT**

Application Number: PM VAR Application No. PLN2025-0124
 Application Title: Rose & Marmon Partnership
 Application Address: 7524 Gilbert Road, Oakdale CA
 Application APN: 006-083-048

Was a campaign contribution, regardless of the dollar amount, made to any member of a decision-making body involved in making a determination regarding the above application (i.e. Stanislaus County Board of Supervisors, Planning Commission, Airport Land Use Commission, or Building Code Appeals Board), hereinafter referred to as Member, during the 12-month period preceding the filing of the application, by the applicant, property owner, or, if applicable, any of the applicant's proposed subcontractors or the applicant's agent or lobbyist?

Yes No

If no, please sign and date below.

If yes, please provide the following information:

Applicant's Name: David Romano

Contributor or Contributor Firm's Name: _____

Contributor or Contributor Firm's Address: _____

Is the Contributor:

The Applicant	Yes <input type="checkbox"/>	No <input type="checkbox"/>
The Property Owner	Yes <input type="checkbox"/>	No <input type="checkbox"/>
The Subcontractor	Yes <input type="checkbox"/>	No <input type="checkbox"/>
The Applicant's Agent/ Lobbyist	Yes <input checked="" type="checkbox"/>	No <input checked="" type="checkbox"/>

Note: Under California law as implemented by the Fair Political Practices Commission, campaign contributions made by the Applicant and the Applicant's agent/lobbyist who is representing the Applicant in this application or solicitation must be aggregated together to determine the total campaign contribution made by the Applicant.

Identify the Member(s) to whom you, the property owner, your subcontractors, and/or agent/lobbyist made campaign contributions during the 12-month period preceding the filing of the application, the name of the contributor, the dates of contribution(s) and dollar amount of the contribution. Each date must include the exact month, day, and year of the contribution.

Name of Member: _____

Name of Contributor: _____

Date(s) of Contribution(s): _____

Amount(s): _____

(Please add an additional sheet(s) to identify additional Member(s) to whom you, the property owner, your subconsultants, and/or agent/lobbyist made campaign contribu

By signing below, I certify that the statements made herein are true and correct, and that I will not make any future contributions made to Member(s) by the applicant, any of the applicant's proposed subcontractors or the applicant's agent or lobbyist for 12 months following the approval, renewal, or extension of the re



Date 4/20/26
NEUMAN-ROMANO, LLC
 Print Firm Name if applicable

Signature of Applicant DAVID O. ROMANO
 Print Name of Applicant