



Referral
Early Consultation

Date: March 30, 2022
To: Distribution List (See Attachment A)
From: Emily Basnight, Assistant Planner
Planning and Community Development
Subject: PARCEL MAP APPLICATION NO. PLN2022-0005 – FURTADO LAND CO., LLC
Respond By: April 14, 2022

\*\*\*\*PLEASE REVIEW REFERRAL PROCESS POLICY\*\*\*\*

The Stanislaus County Department of Planning and Community Development is soliciting comments from responsible agencies under the Early Consultation process to determine: a) whether or not the project is subject to CEQA and b) if specific conditions should be placed upon project approval.

Therefore, please contact this office by the response date if you have any comments pertaining to the proposal. Comments made identifying potential impacts should be as specific as possible and should be based on supporting data (e.g., traffic counts, expected pollutant levels, etc.). Your comments should emphasize potential impacts in areas which your agency has expertise and/or jurisdictional responsibilities.

These comments will assist our Department in preparing a staff report to present to the Planning Commission. Those reports will contain our recommendations for approval or denial. They will also contain recommended conditions to be required should the project be approved. Therefore, please list any conditions that you wish to have included for presentation to the Commission as well as any other comments you may have. Please return all comments and/or conditions as soon as possible or no later than the response date referenced above.

Thank you for your cooperation. Please call (209) 525-6330 if you have any questions.

Applicant: Furtado Land Co., LLC
Project Location: 5507 and 5601 Ellenwood Road, between Alvarado Road and Claribel Road, in the Oakdale area.
APN: 010-019-029
Williamson Act Contract: 1971-439
General Plan: Agriculture
Current Zoning: General Agriculture (A-2-40)

Project Description: Request to subdivide a 230.84-acre parcel in the General Agriculture (A-2-40) zoning district into four parcels, 52.07±, 47.057±, 40.71±, and 49.726± acres in size, and a 40.78± acre remainder. The existing parcel is currently used to grow corn and is improved with a dairy consisting of five pole barns and two waste storage ponds. The applicant proposes to cease operation of the dairy and to abandon and fill-in the existing waste storage ponds and demolish a portion of a pole barn that is currently located on an existing property line. The applicant proposes to plant the proposed parcels in almond orchards following project approval. The current parcel receives irrigated water from the Oakdale Irrigation District. Development of the proposed almond orchards will include installation of standard irrigation infrastructure with each proposed parcel receiving irrigated water from the Oakdale Irrigation District. Proposed Parcel 1 will be planted in almond trees and is currently improved with the Kearny Lateral, a crossing point for access over

the Lateral, and 30-foot-wide Oakdale Irrigation District underground pipeline easement. Proposed Parcels 2 and 3 will be planted in almond orchards and are currently improved with a 75-foot-wide utility easement. Proposed Parcel 4 will also be planted in almond trees and is currently improved with five pole barns and two Oakdale Irrigation District easements 30-feet and 60-feet in width. Proposed Parcels 2-4 will have access to Claribel Road, and proposed Parcel 1 will have access to Ellenwood Road. The proposed Remainder will access Claribel Road via a proposed 30-foot-wide access easement across proposed Parcel 2 for the benefit of the proposed Remainder.

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



**DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT**

1010 10<sup>TH</sup> Street, Suite 3400, Modesto, CA 95354  
 Planning Phone: (209) 525-6330 Fax: (209) 525-5911  
 Building Phone: (209) 525-6557 Fax: (209) 525-7759

**PARCEL MAP APPLICATION NO. PLN2022-0005 – FURTADO LAND CO., LLC**

Attachment A

Distribution List

X	CA DEPT OF CONSERVATION Land Resources		STAN CO ALUC
X	CA DEPT OF FISH & WILDLIFE		STAN CO ANIMAL SERVICES
	CA DEPT OF FORESTRY (CAL FIRE)	X	STAN CO BUILDING PERMITS DIVISION
	CA DEPT OF TRANSPORTATION DIST 10	X	STAN CO CEO
X	CA OPR STATE CLEARINGHOUSE		STAN CO CSA
X	CA RWQCB CENTRAL VALLEY REGION	X	STAN CO DER
X	CA STATE LANDS COMMISSION	X	STAN CO ERC
	CEMETERY DISTRICT	X	STAN CO FARM BUREAU
X	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO HAZARDOUS MATERIALS
	CITY OF:		STAN CO PARKS & RECREATION
	COMMUNITY SERVICES DIST:	X	STAN CO PUBLIC WORKS
X	COOPERATIVE EXTENSION		STAN CO RISK MANAGEMENT
	COUNTY OF:	X	STAN CO SHERIFF
X	DER GROUNDWATER RESOURCES DIVISION	X	STAN CO SUPERVISOR DIST ONE: B. CONDIT
X	FIRE PROTECTION DIST: OAKDALE RURAL	X	STAN COUNTY COUNSEL
X	GSA: STANISLAUS AND TUOLUMNE RIVERS		StanCOG
X	HOSPITAL DIST: OAK VALLEY	X	STANISLAUS FIRE PREVENTION BUREAU
X	IRRIGATION DIST: OAKDALE	X	STANISLAUS LAFCO
X	MOSQUITO DIST: EASTSIDE	X	STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10
X	MOUNTAIN VALLEY EMERGENCY MEDICAL SERVICES		SURROUNDING LAND OWNERS
	MUNICIPAL ADVISORY COUNCIL:	X	TELEPHONE COMPANY: AT&T
X	PACIFIC GAS & ELECTRIC		TRIBAL CONTACTS (CA Government Code §65352.3)
	POSTMASTER:		US ARMY CORPS OF ENGINEERS
	RAILROAD:	X	US FISH & WILDLIFE
X	SAN JOAQUIN VALLEY APCD		US MILITARY (SB 1462) (7 agencies)
X	SCHOOL DIST 1: OAKDALE JOINT UNIFIED		USDA NRCS
	SCHOOL DIST 2:		WATER DIST:
	WORKFORCE DEVELOPMENT		
X	STAN CO AG COMMISSIONER		
	TUOLUMNE RIVER TRUST		

**STANISLAUS COUNTY  
CEQA REFERRAL RESPONSE FORM**

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

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

**SUBJECT: PARCEL MAP APPLICATION NO. PLN2022-0005 – FURTADO LAND CO., LLC**

Based on this agency's particular field(s) of expertise, it is our position the above described project:

- Will not have a significant effect on the environment.
- May have a significant effect on the environment.
- No Comments.

Listed below are specific impacts which support our determination (e.g., traffic general, carrying capacity, soil types, air quality, etc.) – (attach additional sheet if necessary)

- 1.
- 2.
- 3.
- 4.

Listed below are possible mitigation measures for the above-listed impacts: *PLEASE BE SURE TO INCLUDE WHEN THE MITIGATION OR CONDITION NEEDS TO BE IMPLEMENTED (PRIOR TO RECORDING A MAP, PRIOR TO ISSUANCE OF A BUILDING PERMIT, ETC.):*

- 1.
- 2.
- 3.
- 4.

In addition, our agency has the following comments (attach additional sheets if necessary).

\_\_\_\_\_  
\_\_\_\_\_

Response prepared by:

\_\_\_\_\_  
Name Title Date

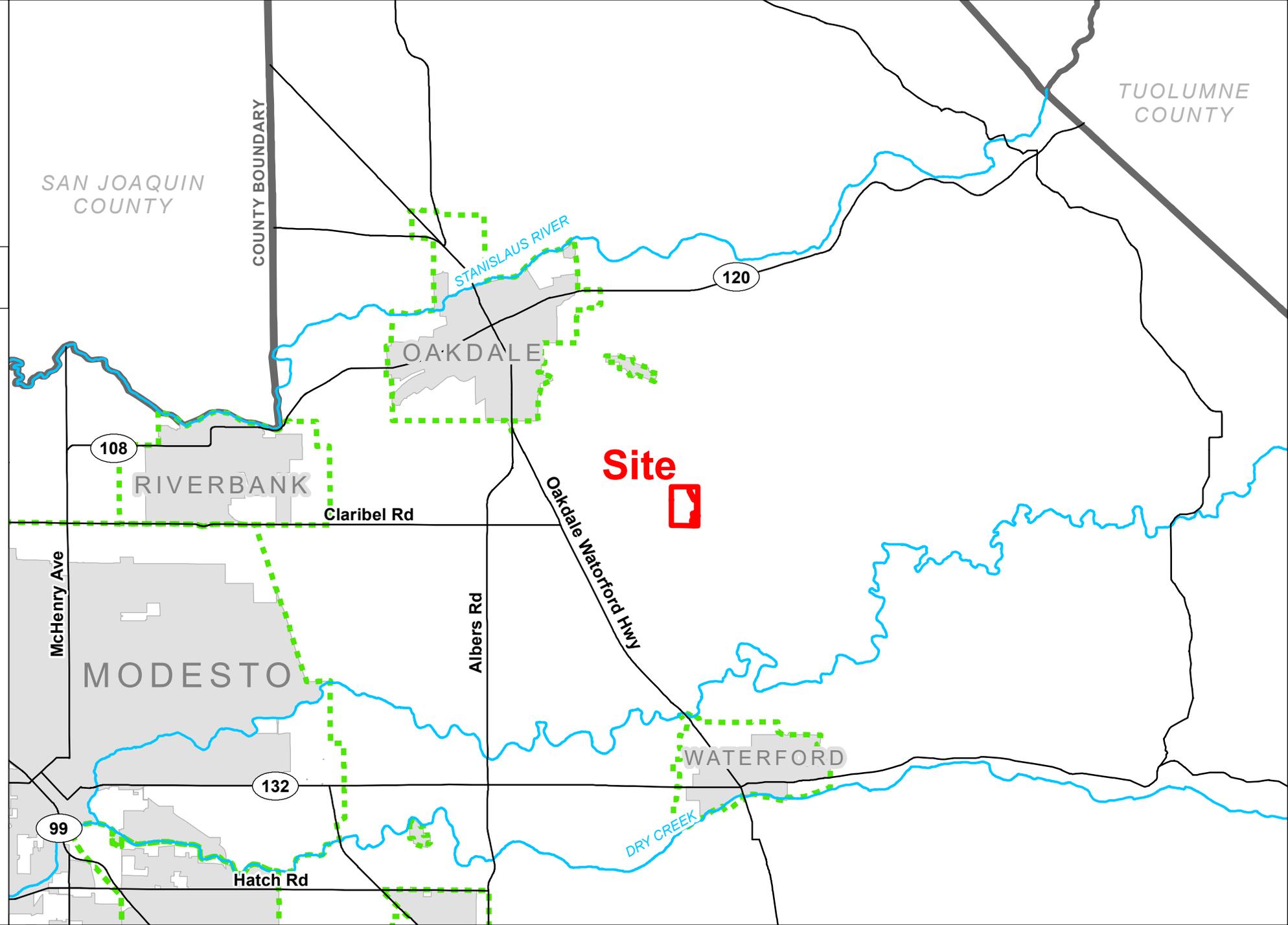
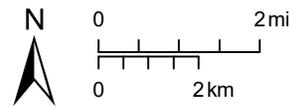
# FURTADO LAND CO

PM  
PLN2022-0005

## AREA MAP

### LEGEND

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



# FURTADO LAND CO

PM  
PLN2022-0005

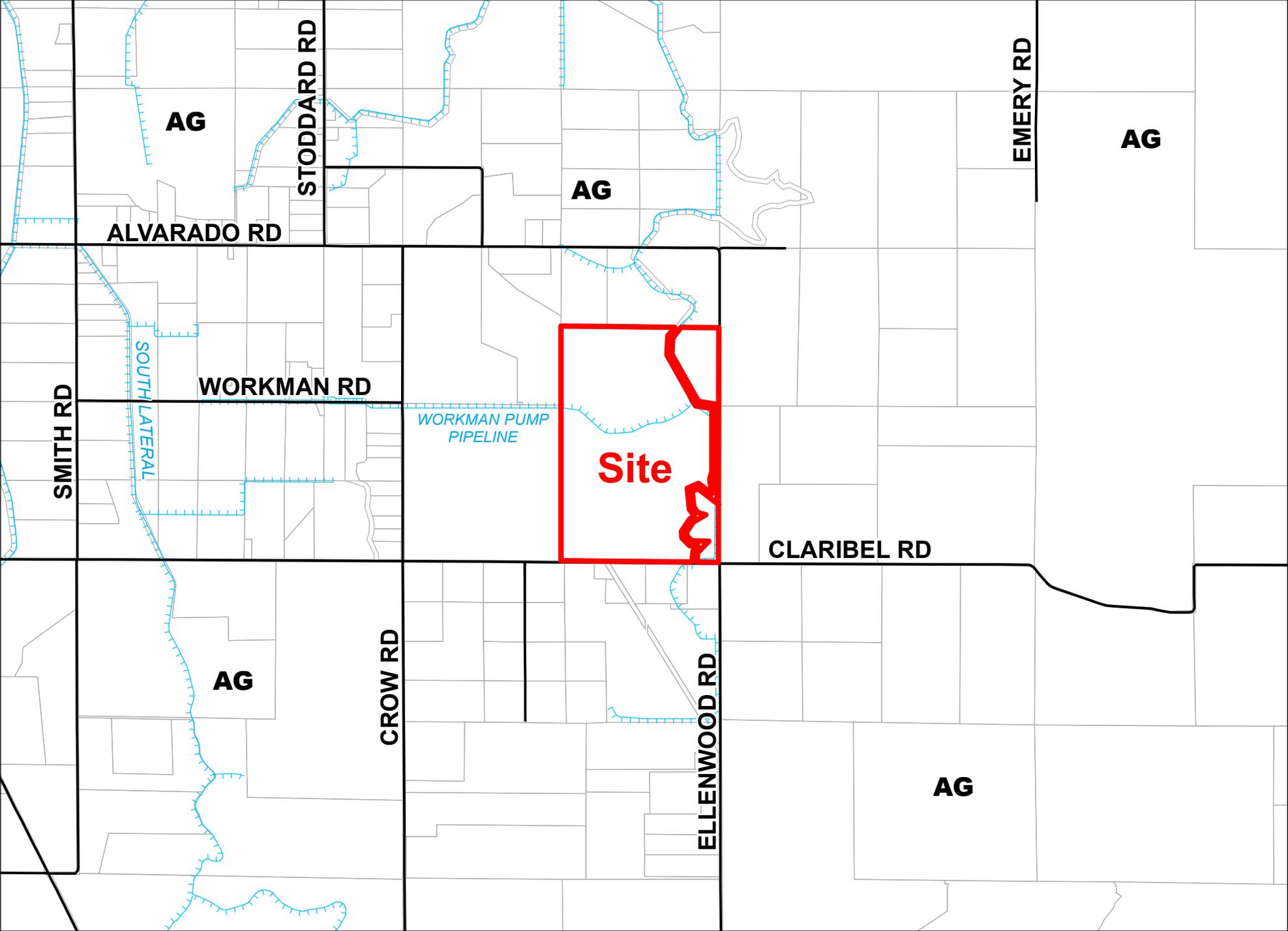
## GENERAL PLAN MAP

**LEGEND**

-  Project Site
-  Parcel
-  Road
-  Canal

**General Plan**

-  Agriculture



# FURTADO LAND CO

PM  
PLN2022-0005

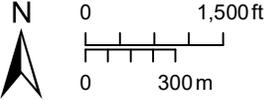
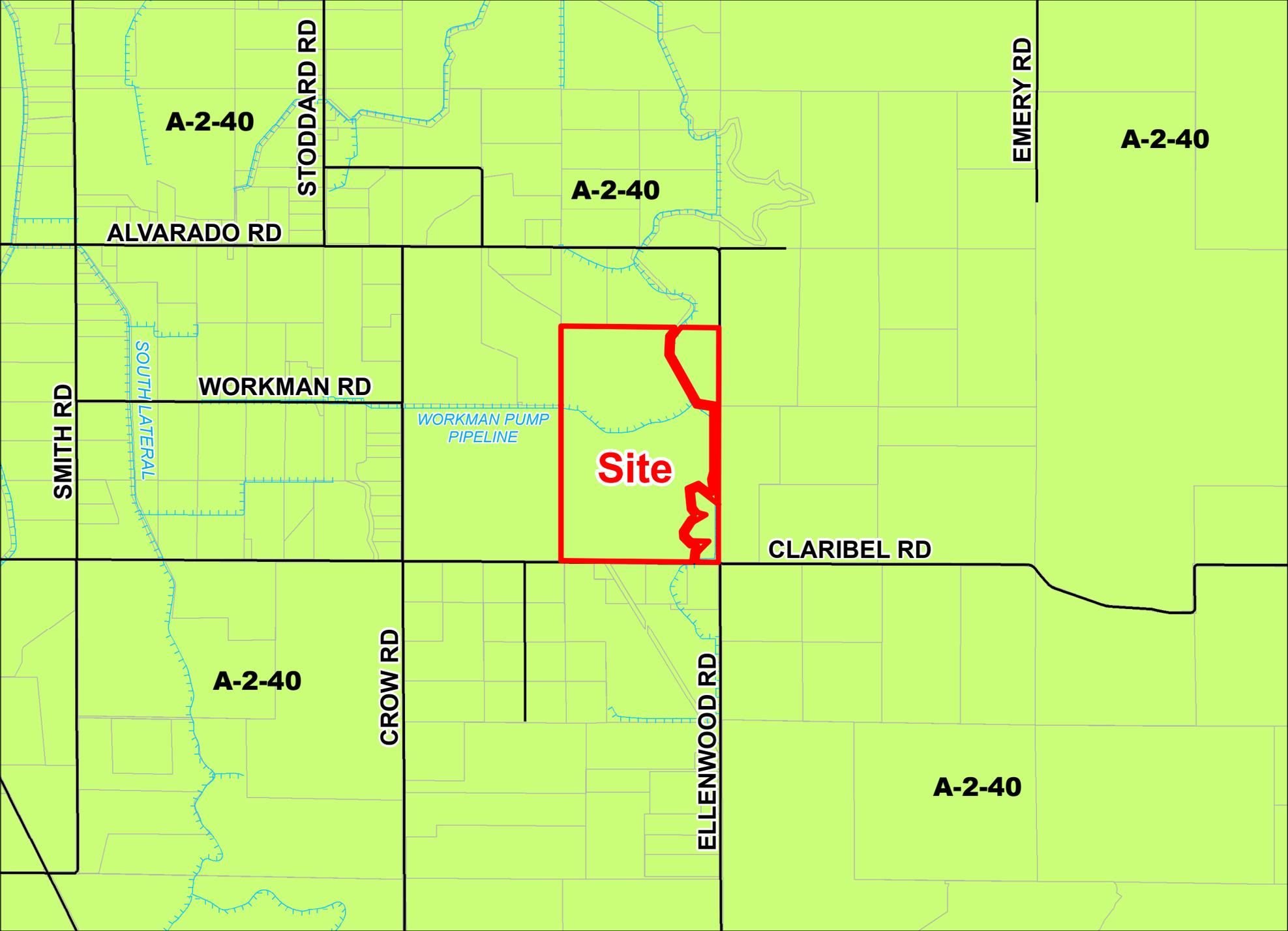
## ZONING MAP

**LEGEND**

-  Project Site
-  Parcel
-  Road
-  Canal

**Zoning Designation**

-  General Agriculture 40 Acre

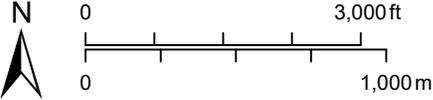
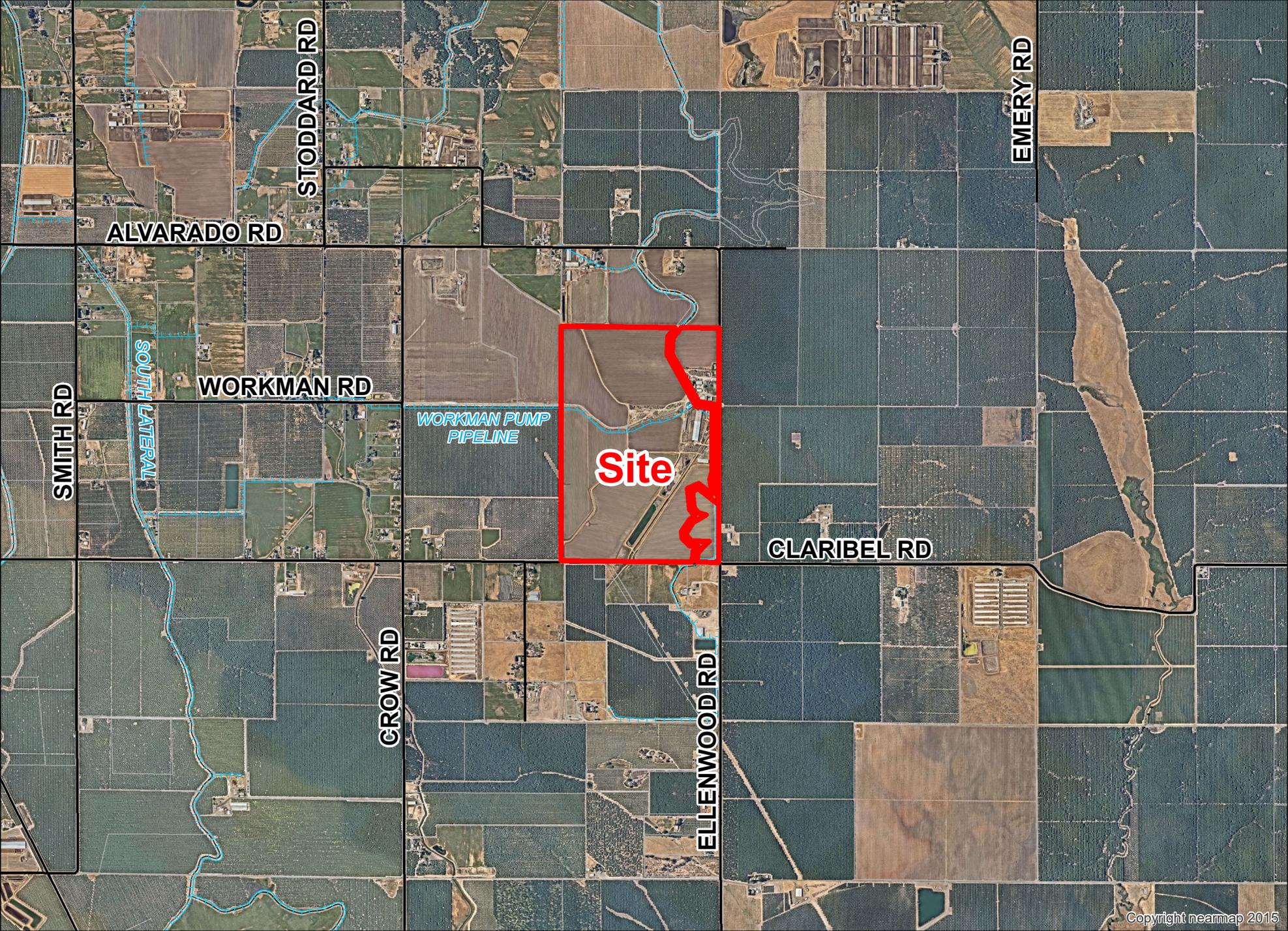


# FURTADO LAND CO

PM  
PLN2022-0005

2021 AERIAL AREA MAP

- LEGEND**
-  Project Site
  -  Road
  -  Canal



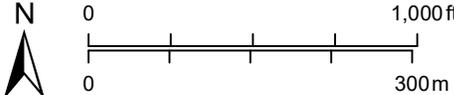
# FURTADO LAND CO

PM  
PLN2022-0005

## 2017 AERIAL SITE MAP

### LEGEND

-  Project Site
-  Road
-  Canal

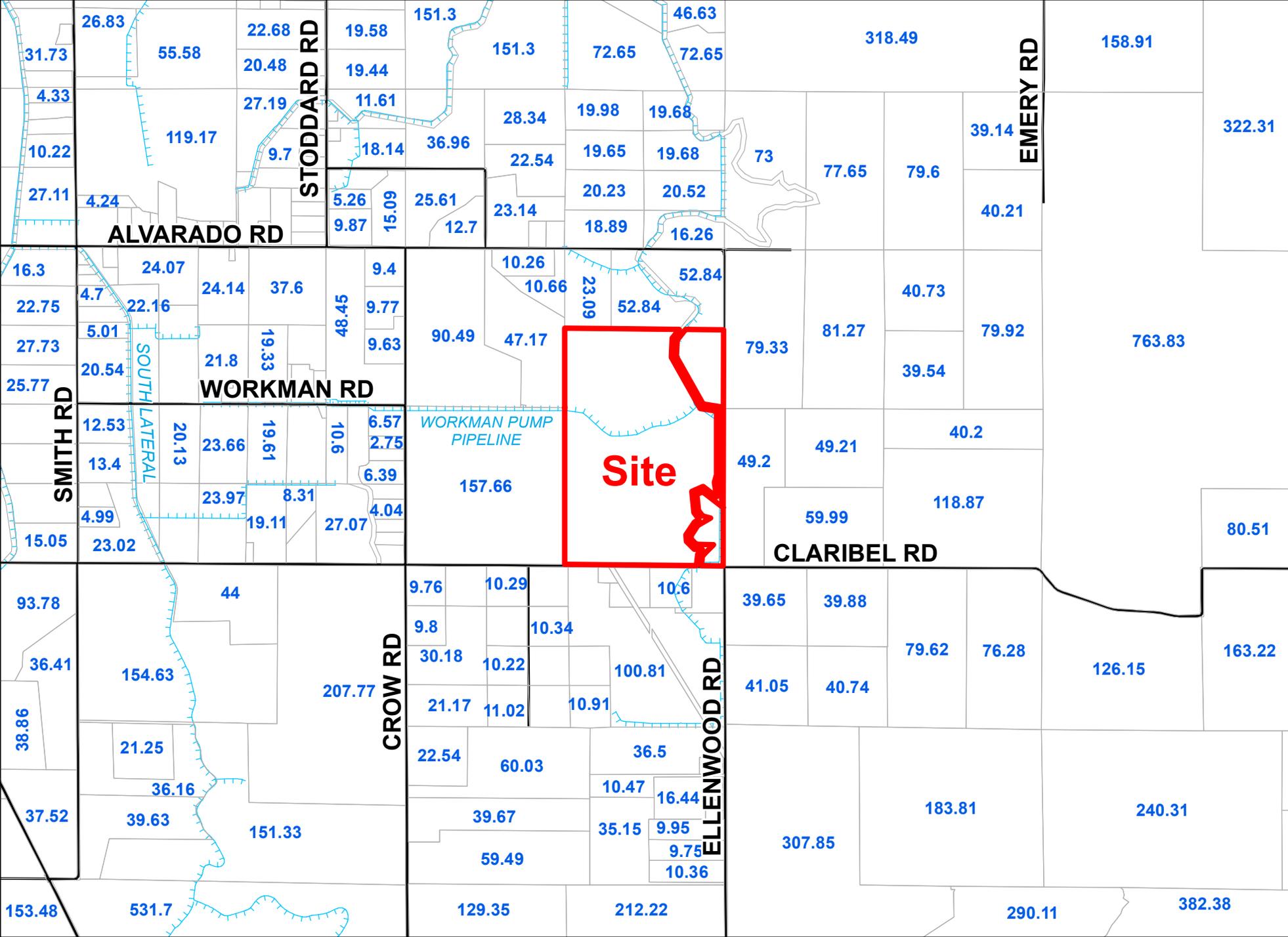
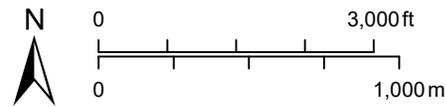


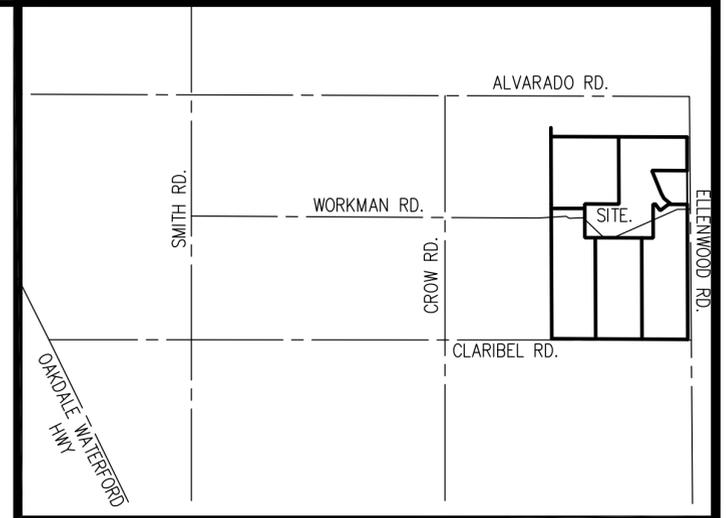
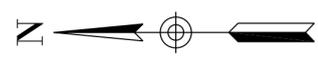
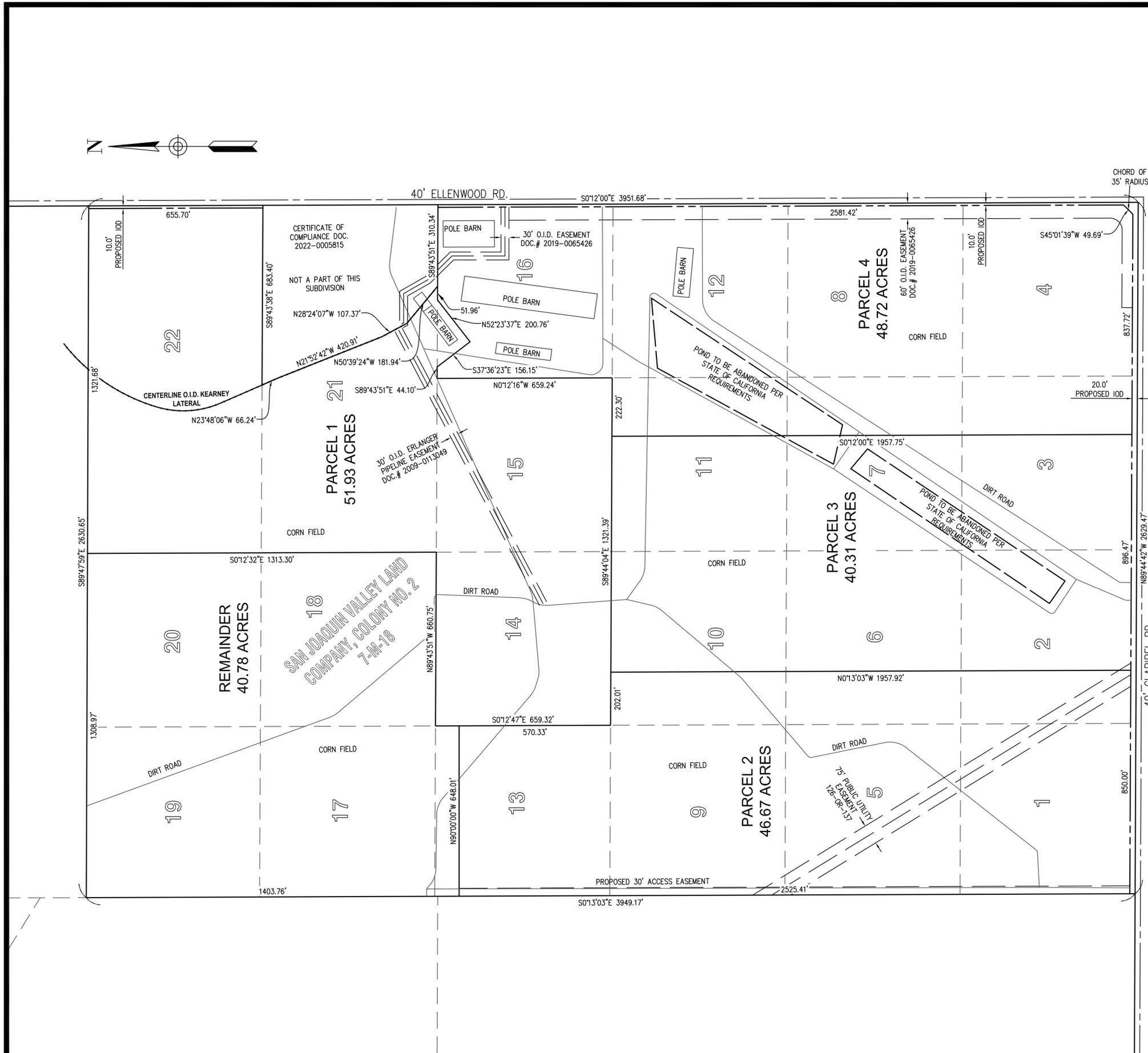
# FURTADO LAND CO

## PM PLN2022-0005

### ACREAGE MAP

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





**VICINITY MAP**

OWNER/APPLICANT: FURTADO LAND CO., LLC  
 5507 ELLENWOOD ROAD  
 OAKDALE, CA 95361

PREPARED BY: GIULIANI & KULL, INC.  
 440 S. YOSEMITE AVENUE SUITE A  
 OAKDALE, CA 95361

TOTAL AREA: 228.41 AC.

NO. OF PARCELS: 4+ REMAINDER

A.P.N.: 010-019-029

ZONING: A240

WATER: PRIVATE WELL/ O.I.D.

SANITARY SEWER: NONE

STORM DRAIN: OVERLAND

SLOPE OF LAND: FLAT-1%

**TENTATIVE PARCEL MAP**

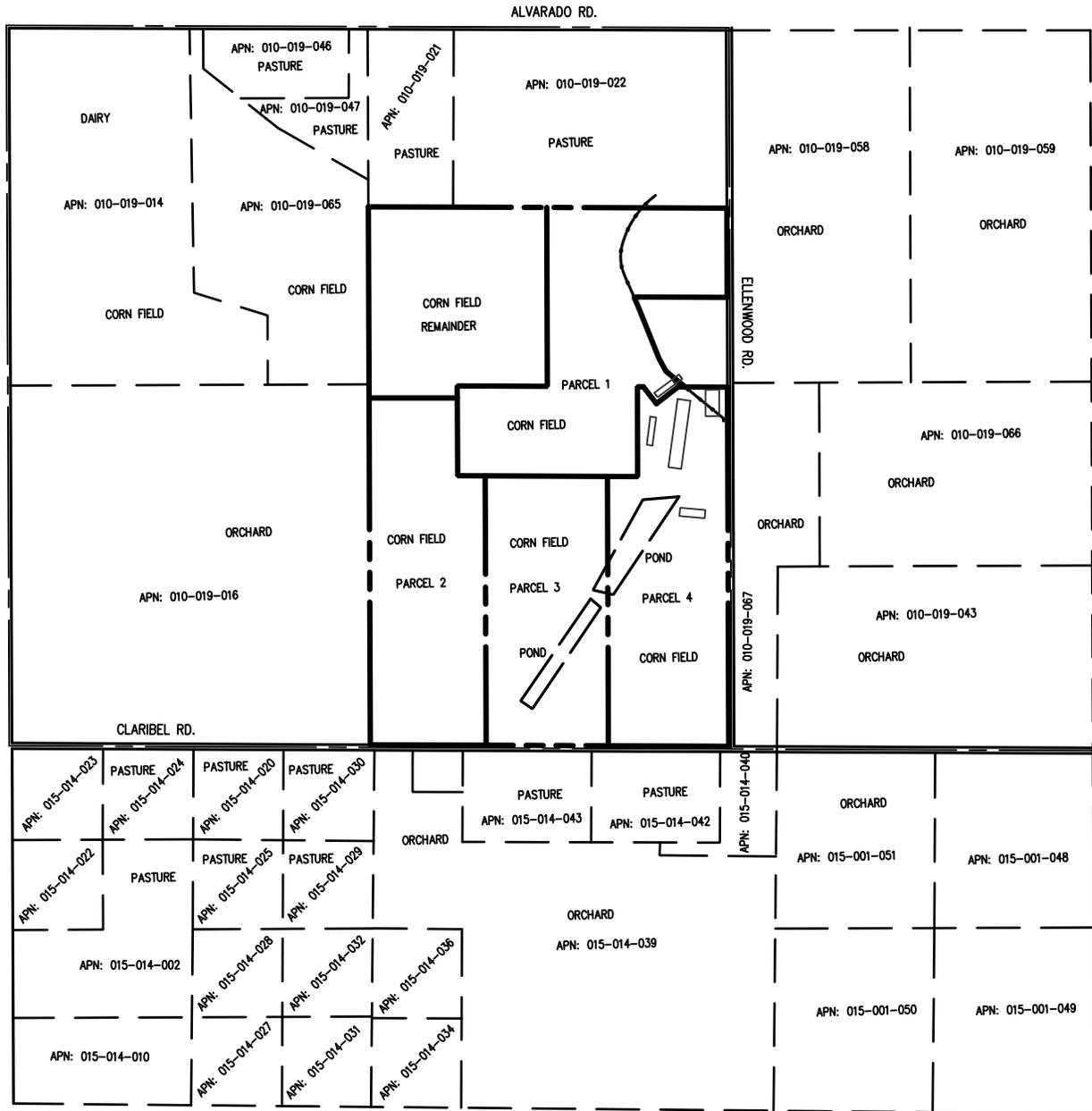
BEING A DIVISION OF A PORTION OF THE "SAN JOAQUIN VALLEY LAND COMPANY, COLONY 2" AS SHOWN IN BOOK 7 OF MAPS AT PAGE 18 SITUATE IN THE EAST HALF OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 11 EAST, MOUNT DIABLO MERIDIAN STANISLAUS COUNTY, CALIFORNIA

SCALE 1" = 250'      DECEMBER 2021



440 S. Yosemite Avenue, Suite A, Oakdale, CA 95361  
 (209) 847-8726 Fax (209) 847-7323  
 Auburn • Oakdale • San Jose

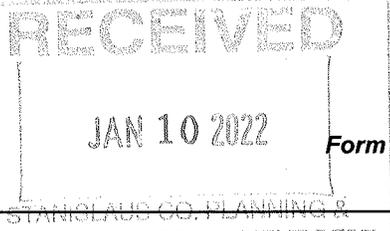




**GK Giuliani & Kull, Inc.**  
 Engineers • Planners • Surveyors  
 440 S. Yosemite Avenue, Suite A, Oakdale, CA 95361  
 (209) 847-8726 Fax (209) 847-7323  
 Auburn • Oakdale • San Jose

SCALE: NTS  
 DRAWN: AF  
 CHECKED: KC  
 JOB NO.: 21186  
 SHEET: 1 OF 1

AREA SITE MAP  
 STANISLAUS CO., CALIFORNIA



DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT  
 1010 10<sup>TH</sup> Street, Suite 3400, Modesto, CA 95354  
 Planning Phone: (209) 525-6330 Fax: (209) 525-5911  
 Building Phone: (209) 525-6557 Fax: (209) 525-7759  
 Form Available Online: <http://www.stancounty.com/planning/applications.shtm>

# APPLICATION QUESTIONNAIRE

<p><b>Please Check all applicable boxes</b>  <b>APPLICATION FOR:</b>  <i>Staff is available to assist you with determining which applications are necessary</i></p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top; padding: 2px;"><input type="checkbox"/> General Plan Amendment</td> <td style="width: 50%; vertical-align: top; padding: 2px;"><input type="checkbox"/> Subdivision Map</td> </tr> <tr> <td style="vertical-align: top; padding: 2px;"><input type="checkbox"/> Rezone</td> <td style="vertical-align: top; padding: 2px;"><input checked="" type="checkbox"/> Parcel Map</td> </tr> <tr> <td style="vertical-align: top; padding: 2px;"><input type="checkbox"/> Use Permit</td> <td style="vertical-align: top; padding: 2px;"><input type="checkbox"/> Exception</td> </tr> <tr> <td style="vertical-align: top; padding: 2px;"><input type="checkbox"/> Variance</td> <td style="vertical-align: top; padding: 2px;"><input type="checkbox"/> Williamson Act Cancellation</td> </tr> <tr> <td style="vertical-align: top; padding: 2px;"><input type="checkbox"/> Historic Site Permit</td> <td style="vertical-align: top; padding: 2px;"><input type="checkbox"/> Other _____</td> </tr> </table>	<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Subdivision Map	<input type="checkbox"/> Rezone	<input checked="" type="checkbox"/> Parcel Map	<input type="checkbox"/> Use Permit	<input type="checkbox"/> Exception	<input type="checkbox"/> Variance	<input type="checkbox"/> Williamson Act Cancellation	<input type="checkbox"/> Historic Site Permit	<input type="checkbox"/> Other _____	<p><b>PLANNING STAFF USE ONLY:</b></p> <p>Application No(s): _____        Date: <u>01/11/2022</u>        S <u>32</u> T <u>2</u> R <u>11</u>        GP Designation: <u>Ag</u>        Zoning: <u>A-2-40</u>        Fee: <u>\$5,048.00</u>        Receipt No. <u>564050</u>        Received By: <u>EB</u>        Notes: <u>W/PA/VA PM w/WA</u></p>
<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Subdivision Map										
<input type="checkbox"/> Rezone	<input checked="" type="checkbox"/> Parcel Map										
<input type="checkbox"/> Use Permit	<input type="checkbox"/> Exception										
<input type="checkbox"/> Variance	<input type="checkbox"/> Williamson Act Cancellation										
<input type="checkbox"/> Historic Site Permit	<input type="checkbox"/> Other _____										

In order for your application to be considered COMPLETE, please answer all applicable questions on the following pages, and provide all applicable information listed on the checklist on pages i – v. Under State law, upon receipt of this application, staff has 30 days to determine if the application is complete. We typically do not take the full 30 days. It may be necessary for you to provide additional information and/or meet with staff to discuss the application. Pre-application meetings are not required, but are highly recommended. An incomplete application will be placed on hold until all the necessary information is provided to the satisfaction of the requesting agency. An application will not be accepted without all the information identified on the checklist.

Please contact staff at (209) 525-6330 to discuss any questions you may have. Staff will attempt to help you in any way we can.

## PROJECT INFORMATION

**PROJECT DESCRIPTION:** (Describe the project in detail, including physical features of the site, proposed improvements, proposed uses or business, operating hours, number of employees, anticipated customers, etc. – Attach additional sheets as necessary)

**\*Please note:** A detailed project description is essential to the reviewing process of this request. In order to approve a project, the Planning Commission or the Board of Supervisors must decide whether there is enough information available to be able to make very specific statements about the project. These statements are called "Findings". It is your responsibility as an applicant to provide enough information about the proposed project, so that staff can recommend that the Commission or the Board make the required Findings. Specific project Findings are shown on pages 17 – 19 and can be used as a guide for preparing your project description. (If you are applying for a Variance or Exception, please contact staff to discuss special requirements).

Project consists of subdividing an existing 230.34 acre parcel into 4 parcels and a remainder. The property is zoned A2-40. All proposed parcels shall be over 40 acres and have frontage along a County maintained road. The remainder parcel shall be provided access via a private 30' access easement to be dedicated by separate document concurrently with the recording of the parcel map.

# PROJECT SITE INFORMATION

Complete and accurate information saves time and is vital to project review and assessment. Please complete each section entirely. If a question is not applicable to your project, please indicated this to show that each question has been carefully considered. Contact the Planning & Community Development Department Staff, 1010 10<sup>th</sup> Street – 3<sup>rd</sup> Floor, (209) 525-6330, if you have any questions. Pre-application meetings are highly recommended.

ASSESSOR'S PARCEL NUMBER(S): Book PTN. OF 010 Page 019 Parcel 029

Additional parcel numbers: \_\_\_\_\_  
Project Site Address \_\_\_\_\_  
or Physical Location: \_\_\_\_\_

Property Area: Acres: 230.34 or Square feet: \_\_\_\_\_

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

DAIRY, CORN

List any known previous projects approved for this site, such as a Use Permit, Parcel Map, etc.: (Please identify project name, type of project, and date of approval)

\_\_\_\_\_  
\_\_\_\_\_

Existing General Plan & Zoning: AG

Proposed General Plan & Zoning: \_\_\_\_\_  
(if applicable)

ADJACENT LAND USE: (Describe adjacent land uses within 1,320 feet (1/4 mile) and/or two parcels in each direction of the project site)

East: ALMOND ORCHARDS

West: DAIRY/ ALMOND ORCHARDS

North: ALMOND ORCHARDS

South: PASTURE/ ALMOND ORCHARDS

## WILLIAMSON ACT CONTRACT:

Yes  No

Is the property currently under a Williamson Act Contract?

Contract Number: 71-439

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

Date Filed: February 17, 1971

Yes  No

Do you propose to cancel any portion of the Contract?

Yes  No

Are there any agriculture, conservation, open space or similar easements affecting the use of the project site. (Such easements do not include Williamson Act Contracts)

If yes, please list and provide a recorded copy: \_\_\_\_\_

**SITE CHARACTERISTICS:** (Check one or more) Flat  Rolling  Steep

**VEGETATION:** What kind of plants are growing on your property? (Check one or more)

Field crops  Orchard  Pasture/Grassland  Scattered trees

Shrubs  Woodland  River/Riparian  Other

Explain Other: \_\_\_\_\_

Yes  No

Do you plan to remove any trees? (If yes, please show location of trees planned for removal on plot plan and provide information regarding transplanting or replanting.)

**GRADING:**

Yes  No

Do you plan to do any grading? (If yes, please indicate how many cubic yards and acres to be disturbed. Please show areas to be graded on plot plan.) \_\_\_\_\_

**STREAMS, LAKES, & PONDS:**

Yes  No

Are there any streams, lakes, ponds or other watercourses on the property? (If yes, please show on plot plan)

Yes  No

Will the project change any drainage patterns? (If yes, please explain – provide additional sheet if needed) \_\_\_\_\_

Yes  No

Are there any gullies or areas of soil erosion? (If yes, please show on plot plan)

Yes  No

Do you plan to grade, disturb, or in any way change swales, drainages, ditches, gullies, ponds, low lying areas, seeps, springs, streams, creeks, river banks, or other area on the site that carries or holds water for any amount of time during the year? (If yes, please show areas to be graded on plot plan)

**Please note: If the answer above is yes, you may be required to obtain authorization from other agencies such as the Corps of Engineers or California Department of Fish and Game.**

**STRUCTURES:**

Yes  No  Are there structures on the site? (If yes, please show on plot plan. Show a relationship to property lines and other features of the site.)

Yes  No  Will structures be moved or demolished? (If yes, indicate on plot plan.)

Yes  No  Do you plan to build new structures? (If yes, show location and size on plot plan.)

Yes  No  Are there buildings of possible Historical significance? (If yes, please explain and show location and size on plot plan.) \_\_\_\_\_

**PROJECT SITE COVERAGE:**

Existing Building Coverage: \_\_\_\_\_ Sq. Ft. Landscaped Area: \_\_\_\_\_ Sq. Ft.

Proposed Building Coverage: \_\_\_\_\_ Sq. Ft. Paved Surface Area: \_\_\_\_\_ Sq. Ft.

**BUILDING CHARACTERISTICS:**

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

Number of floors for each building: \_\_\_\_\_

Building height in feet (measured from ground to highest point): (Provide additional sheets if necessary) \_\_\_\_\_

Height of other appurtenances, excluding buildings, measured from ground to highest point (i.e., antennas, mechanical equipment, light poles, etc.): (Provide additional sheets if necessary) \_\_\_\_\_

Proposed surface material for parking area: (Provide information addressing dust control measures if non-asphalt/concrete material to be used) \_\_\_\_\_

**UTILITIES AND IRRIGATION FACILITIES:**

Yes  No  Are there existing public or private utilities on the site? Includes telephone, power, water, etc. (If yes, show location and size on plot plan)

Who provides, or will provide the following services to the property?

Electrical: \_\_\_\_\_

Sewer\*: \_\_\_\_\_

Telephone: \_\_\_\_\_

Gas/Propane: \_\_\_\_\_

Water\*\*: \_\_\_\_\_

Irrigation: \_\_\_\_\_ Oakdale Irrigation District

**\*Please Note: A "will serve" letter is required if the sewer service will be provided by City, Sanitary District, Community Services District, etc.**

**\*\*Please Note: A "will serve" letter is required if the water source is a City, Irrigation District, Water District, etc., and the water purveyor may be required to provide verification through an Urban Water Management Plan that an adequate water supply exists to service your proposed development.**

Will any special or unique sewage wastes be generated by this development other than that normally associated with resident or employee restrooms? Industrial, chemical, manufacturing, animal wastes? (Please describe:)

N/A

**Please Note: Should any waste be generated by the proposed project other than that normally associated with a single family residence, it is likely that Waste Discharge Requirements will be required by the Regional Water Quality Control Board. Detailed descriptions of quantities, quality, treatment, and disposal may be required.**

Yes  No  Are there existing irrigation, telephone, or power company easements on the property? (If yes, show location and size on plot plan.)

Yes  No  Do the existing utilities, including irrigation facilities, need to be moved? (If yes, show location and size on plot plan.)

Yes  No  Does the project require extension of utilities? (If yes, show location and size on plot plan.)

**AFFORDABLE HOUSING/SENIOR:**

Yes  No  Will the project include affordable or senior housing provisions? (If yes, please explain)

**RESIDENTIAL PROJECTS:** (Please complete if applicable – Attach additional sheets if necessary)

Total No. Lots: \_\_\_\_\_ Total Dwelling Units: \_\_\_\_\_ Total Acreage: \_\_\_\_\_

Net Density per Acre: \_\_\_\_\_ Gross Density per Acre: \_\_\_\_\_

<i>(complete if applicable)</i>	Single Family	Two Family Duplex	Multi-Family Apartments	Multi-Family Condominium/Townhouse
Number of Units:	_____	_____	_____	_____
Acreage:	_____	_____	_____	_____

**COMMERCIAL, INDUSTRIAL, MANUFACTURING, RETAIL, USE PERMIT, OR OTHER PROJECTS:** (Please complete if applicable – Attach additional sheets if necessary)

Square footage of each existing or proposed building(s): \_\_\_\_\_

Type of use(s): \_\_\_\_\_

Days and hours of operation: \_\_\_\_\_

Seasonal operation (i.e., packing shed, huller, etc.) months and hours of operation: \_\_\_\_\_

Occupancy/capacity of building: \_\_\_\_\_

Number of employees: (Maximum Shift): \_\_\_\_\_ (Minimum Shift): \_\_\_\_\_

Estimated number of daily customers/visitors on site at peak time: \_\_\_\_\_

Other occupants: \_\_\_\_\_

Estimated number of truck deliveries/loadings per day: \_\_\_\_\_

Estimated hours of truck deliveries/loadings per day: \_\_\_\_\_

Estimated percentage of traffic to be generated by trucks: \_\_\_\_\_

Estimated number of railroad deliveries/loadings per day: \_\_\_\_\_

Square footage of:

Office area: \_\_\_\_\_

Warehouse area: \_\_\_\_\_

Sales area: \_\_\_\_\_

Storage area: \_\_\_\_\_

Loading area: \_\_\_\_\_

Manufacturing area: \_\_\_\_\_

Other: (explain type of area) \_\_\_\_\_

Yes  No  Will the proposed use involve toxic or hazardous materials or waste? (Please explain)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**ROAD AND ACCESS INFORMATION:**

What County road(s) will provide the project's main access? (Please show all existing and proposed driveways on the plot plan)

Claribel Road & Ellenwood Road

\_\_\_\_\_  
\_\_\_\_\_

Yes  No  Are there private or public road or access easements on the property now? (If yes, show location and size on plot plan)

Yes  No  Do you require a private road or easement to access the property? (If yes, show location and size on plot plan)

Yes  No  Do you require security gates and fencing on the access? (If yes, show location and size on plot plan)

**Please Note: Parcels that do not front on a County-maintained road or require special access may require approval of an Exception to the Subdivision Ordinance. Please contact staff to determine if an exception is needed and to discuss the necessary Findings.**

**STORM DRAINAGE:**

How will your project handle storm water runoff? (Check one)  Drainage Basin  Direct Discharge  Overland

Other: (please explain) \_\_\_\_\_

If direct discharge is proposed, what specific waterway are you proposing to discharge to? \_\_\_\_\_

**Please Note: If direct discharge is proposed, you will be required to obtain a NPDES permit from the Regional Water Quality Control Board, and must provide evidence that you have contacted them regarding this proposal with your application.**

**EROSION CONTROL:**

If you plan on grading any portion of the site, please provide a description of erosion control measures you propose to implement.

\_\_\_\_\_  
\_\_\_\_\_

**Please note: You may be required to obtain an NPDES Storm Water Permit from the Regional Water Quality Control Board and prepare a Storm Water Pollution Prevention Plan.**

**ADDITIONAL INFORMATION:**

Please use this space to provide any other information you feel is appropriate for the County to consider during review of your application. (Attach extra sheets if necessary)

\_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_

## 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



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

**Date:** 1/4/2022

**Records Search File #:** 12020N

**Project:** Furtado Land Co. Parcel Map

**5507 Ellenwood Road, Oakdale CA 95361**

Kevin Cole, L. S.  
Giuliani & Kull, Inc.  
440 S. Yosemite Ave.  
Oakdale, CA 95361  
209-847-8726 ext. 203

kcole@gkengineers.com

Dear Mr. Cole:

We have conducted a non-confidential extended records search as per your request for the above-referenced project area located on the Waterford 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 Determinations of Eligibility (ADOE)  
*Survey of Surveys* (1989)  
Caltrans State and Local Bridges Inventory  
General Land Office Plats  
Other pertinent historic data available at the CCaIC for each specific county

The following details the results of the records search:

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

- There are no formally recorded prehistoric or historic archaeological resources within the project area.
- There are two historic structures recorded within the project area: (1) P-50-002060, the Kearney Lateral, part of the Oakdale Irrigation District Canal system (P-50-001455), evaluated as 6Y, as listed in the Office of Historic Preservation Built Environment Resource Directory (BERD), determined ineligible for the National Register of Historic

Places by consensus through the Section 106 process – not evaluated for the California Register of Historical Resources or for local listing ( 8/16/1995); and (2) P-50-002180, a 230-kV PG&E transmission line and towers (not listed as evaluated in the BERD).

- The General Land Office survey plat for T2S R11E (dated 1873) shows a road in the NE ¼ of Section 32.
- The Official Map of the County of Stanislaus (1906) shows J. C. Laughlin as the landowner at that time.
- The 1916 edition of the Waterford USGS quadrangle shows one building and the Kearney Lateral (as referenced above) within the project area. We have no further information on file regarding the possible historic building (106 years in age, or older).
- The 1953 edition of the Waterford USGS quadrangle references the Kearney Lateral as well as three buildings within the project. We have no further information on file regarding the buildings (69 years in age, or older).

**Prehistoric or historic resources within the immediate vicinity of the project area:** None reported other than the extension of the two linear resources (Kearney Lateral and PG&E transmission line) outside the project boundary.

**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:** One overview document has been prepared, no project-specific survey reported:

**CCaIC Report ST-07244**

Waechter, S., and M. Bunse

2007 North County Corridor Constraints Analysis: Cultural Resources. Far Western Anthropological Research Group, Inc. and JRP Historical Consultants, Inc.

**Recommendations/Comments:**

Please be advised that a historical resource is defined as a building, structure, object, prehistoric or historic archaeological site, or district possessing physical evidence of human activities over 45 years old. Since the area has not been subject to previous project-specific investigations, there may be unidentified features involved in your project that are 45 years or older and considered as historical resources requiring further study and evaluation by a qualified professional of the appropriate discipline.

If the current project does not include ground disturbance, further study for archaeological resources is not recommended at this time. If ground disturbance is considered a part of the current project, we recommend further review for the possibility of identifying prehistoric or historic-era archaeological resources.

If the proposed project contains buildings or structures that meet the minimum age requirement (45 years in age or older) it is recommended that the resource/s be assessed by a professional familiar with architecture and history of the county. Review of the available historic building/structure data has included only those sources listed above and should not be considered comprehensive.

If at any time you might require the services of a qualified professional the Statewide Referral List for Historical Resources Consultants is posted for your use on the internet at <http://chrisinfo.org>

If archaeological resources are encountered during project-related activities, work should be temporarily halted in the vicinity of the discovered materials and workers should avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. Project personnel should not collect cultural resources.

If human remains are discovered, California Health and Safety Code Section 7050.5 requires you to protect the discovery and notify the county coroner, who will determine if the find is Native American. If the remains are recognized as Native American, the coroner shall then notify the Native American Heritage Commission (NAHC). California Public Resources Code Section 5097.98 authorizes the NAHC to appoint a Most Likely Descendant (MLD) who will make recommendations for the treatment of the discovery.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the State Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the CHRIS Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

We thank you for contacting this office regarding historical resource preservation. Please let us know when we can be of further service. Thank you for completing the **Access Agreement Short Form**.

**Note:** Billing will be transmitted separately via email from the Financial Services office (\$225.00), payable within 60 days of receipt of the invoice.

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

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

Sincerely,

*E. A. Greathouse*

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

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