

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: General Plan Amendment, Planned Development (P-D) Amendment No.06, and Design Review Application No. 2019-17 (East F Street Multi-Family Project)

Lead Agency: City of Oakdale Contact Person: Mark Niskanen
 Mailing Address: 455 South Fifth Avenue Phone: 209-599-8377
 City: Oakdale Zip: 95361 County: Stanislaus

Project Location: County: Stanislaus City/Nearest Community: Oakdale
 Cross Streets: East F Street and Maag Avenue Zip Code: 95361
 Longitude/Latitude (degrees, minutes and seconds): 36 ° 46 ' 14.9 " N / 120 ° 49 ' 59.7 " W Total Acres: 2.4 Acres
 Assessor's Parcel No.: 064-043-018 Section: 11 Twp.: 2S Range: 10E Base: Diablo
 Within 2 Miles: State Hwy #: SR 120 and SR 108 Waterways: Stanislaus River
 Airports: _____ Railways: Sierra Schools: Oakdale Junior / Sierra View Elementary

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI

Local Action Type:

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

Development Type:

Residential: Units 48 Acres 2.4
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: _____ Waste Treatment: Type _____ MGD _____
 Recreational: _____ Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: _____

Project Issues Discussed in Document:

Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: Wildfire

Present Land Use/Zoning/General Plan Designation:

Undeveloped land. Existing Zoning is Planned Development No.06. Existing General Plan is General Commercial (GC)

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

The proposed project consists of a General Plan Amendment, Planned Development Zone Amendment, and Site Plan / Design Review to allow for the development of forty-eight (48) multi-family residential units and associated on-site improvements. Wet utilities such as water, sewer, and storm drainage will be provided via connecting to the City of Oakdale's infrastructure network.

Reviewing Agencies Checklist

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

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

Local Public Review Period (to be filled in by lead agency)

Starting Date April 20, 2020 Ending Date May 21, 2020

Lead Agency (Complete if applicable):

Consulting Firm: <u>J.B. Anderson Land Use Planning</u>	Applicant: <u>Mr. John Simvoulakis</u>
Address: <u>139 South Stockton Avenue</u>	Address: <u>1144 Cecil Way</u>
City/State/Zip: <u>Ripon/CA/95367</u>	City/State/Zip: <u>Modesto/CA/95350</u>
Contact: <u>Mark Niskanen</u>	Phone: _____
Phone: <u>209/599-8377</u>	

Signature of Lead Agency Representative:  Date: April 20, 2020

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.