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: Minor Variation to Planned Development No. 98-02 Lariat Subdivision

Lead Agency: City of Oakdale | Contact Person: Mr. Michael Arroyo
Mailing Address: 455 South Fifth Avenue | Phone: (209) 845-3641
City: Oakdale | Zip: 95361 | County: Stanislaus

Project Location: County: Stanislaus | City/Nearest Community: Oakdale
Cross Streets: East G Street and Hallman Lane | Zip Code: 95361
Longitude/Latitude (degrees, minutes and seconds): ____° ____' ____" N / ____° ____' ____" W Total Acres: ____
Assessor's Parcel No.: 064-055-009 and 064-055-008 | Section: ____ Twp.: ____ Range: ____ Base: ____
Within 2 Miles: State Hwy #: 108 | Waterways: ____
Airports: ____ | Railways: Sierra Railrod | Schools: Oakdale Junior High

Document Type:

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

Local Action Type:

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

Development Type:

☒ Residential: Units 94 Acres 11.6
☐ Office: Sq.ft. ____ Acres ____ Employees ____
☐ Commercial: Sq.ft. ____ Acres ____ Employees ____
☐ Industrial: Sq.ft. ____ Acres ____ Employees ____
☐ Educational: ____
☐ Recreational: ____
☐ Water Facilities: Type ____ MGD ____
☐ Transportation: Type ____
☐ Mining: Mineral ____
☐ Power: Type ____ MW ____
☐ Waste Treatment: Type ____ MGD ____
☐ Hazardous Waste: Type ____
☐ Other: ____

Project Issues Discussed in Document:

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

Present Land Use/Zoning/General Plan Designation:

Vacant; Planned Development (PD) 98-02; Medium Density Residential

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

The Proposed Project is located at 1001 East G Street, surrounded by residential development, a mini-storage facility, and a storm drainage basin. Specifically, the Assessor Parcel Number for the Project site is 064-055-009 and 064-055-008.

The Proposed Project involves multiple discretionary entitlements, including a Minor Variation to Planned Development District No. 98-02 (PD 98-02), approval of a Vesting Tentative Subdivision Map (VTSM), a Lot Line Adjustment (LLA), and Design Review approval. Collectively, these entitlements will authorize the subdivision and development of approximately 11.6 acres to allow for ninety-four (94) single-family residential units.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

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

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

_____ Other: _____
_____ Other: _____

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

Starting Date 12/17/2025 Ending Date 1/19/2026

Lead Agency (Complete if applicable):

Consulting Firm: J.B. Anderson Land Use Planning
Address: 139 S. Stockton Avenue, California 95366
City/State/Zip: Ripon, California 95366
Contact: Mr. Michael Arroyo
Phone: (209) 599-8377

Applicant: _____
Address: _____
City/State/Zip: _____
Phone: _____

Signature of Lead Agency Representative: Michael Arroyo Date: 12/17/2025

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