



Notice of Completion and Environmental Document Transmittal

California Environmental Quality Act

SCH # _____

TO: **State Clearinghouse**
P.O. Box 3044
Sacramento, CA 95812-3044
(916) 445-0613

FROM: **Stanislaus County Planning & Community Development**
1010 10th Street, Suite 3400, Modesto, CA 95354
Planning Phone: (209) 525-6330 Fax: (209) 525-5911
Building Phone: (209) 525-6557 Fax: (209) 525-7759

Project Title: Parcel Map and Variance Application No. PLN2025-0124 - Rose & Marmon Partnership

Lead Agency: Stanislaus County Planning and Community Development **Contact Person:** Marcus Ruddicks, Assistant Planner

Street Address: 1010 10th Street, Suite 3400 **Phone / Email:** (209) 525-6330 / planning@stancounty.com

City: Modesto, CA **Zip:** 95354 **County:** Stanislaus

Project Location: 7524 Gilbert Road **City/Nearest Community:** Oakdale

Cross Streets: Rodden Road, 26 Mile Road **Zip Code:** 95361

Longitude/Latitude (degrees, minutes and seconds): -120° 51' 38.3616" W / 37° 47' 13.8624" N **Total Acres:** 15.07±

Assessor's Parcel Number: 006-083-048 **Section:** 3 **Twp.:** 2 **Range:** 10 **Base:** MDB&M

Within 2 Miles: **State Hwy #:** 120, 108 **Waterways:** Stanislaus River, Dorsey Lateral, Rodden Highline Lateral

Airports: N/A **Railways:** Union Pacific **Schools:** Magnolia ES, Fair Oaks ES, Cloverland ES, Oakdale Charter, East Valley Education Center, Valley Oak HS, East Stanislaus HS, Oakdale HS

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

Starting Date: December 23, 2025 **Ending Date:** January 12, 2026

Document Type:

CEQA: ☐ NOP ☐ Draft EIR ☒ Early Cons ☐ Supplement/Subsequent EIR ☐ Neg Dec (Prior SCH No.) ☐ Mit Neg Dec ☐ Other: _____

NEPA: ☐ NOI ☐ EA ☐ Draft EIS ☐ FONSI

OTHER: ☐ Joint Document ☐ Final Document ☐ Other: _____

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: Variance

Development Type:

☐ Residential Units: _____ Acres: _____ ☐ Water Facilities Type: _____ MGD _____
☐ Office Sq.ft.: _____ Acres: _____ Employees: _____ ☐ Transportation Type: _____
☐ Commercial Sq.ft.: _____ Acres: _____ Employees: _____ ☐ Mining Mineral: _____
☐ Industrial Sq.ft.: _____ Acres: _____ Employees: _____ ☐ Power Type: _____ MW _____
☐ Educational _____ ☐ Waste Facilities Type: _____ MGD _____
☐ Recreational _____ ☐ Hazardous Waste Type: _____
☐ OCS Related _____ ☒ Other Agricultural lot split

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 ☐ Geological/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: None Identified

Present Land Use/Zoning/General Plan Designation:

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.

\\TCDFS-PL\planning\Planning\Staff Reports\PM2025\PM PLN2025-0124 - Rose & Marmon Partnership\Early Consultation Referral\Notice of Completion Word Doc 2022.docx (Rev. April 2022)

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

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 for creation of a parcel under the 10-acre minimum size required. 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 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 on-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 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). Future access for the remainder is proposed to be taken from County-maintained Gilbert Road. 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.

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 agency with an "S".

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

Lead Agency (Complete if applicable):

Consulting Firm: Newman Romano
 Address: 1034 12th Street
 City/State/Zip: Modesto, CA 95354
 Contact: Dave Romano
 Phone / Email: (209) 521-9521/dave@newman-romano.com

Applicant: George Rose, Rose & Marmon Partnership
 Address: 608 Fairfax Drive
 City/State/Zip: Oakdale, CA 95361
 Contact: George Rose, Rose & Marmon Partnership
 Phone / Email: (209) 848-8095/planning@stancounty.com

Signature of Lead Agency Representative: Marcus Ruddicks
Marcus Ruddicks (Dec 23, 2025 08:51:12 PST)

Date: December 23, 2025