



Notice of Completion and Environmental Document Transmittal
California Environmental Quality Act

SCH # 2025121063

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: March 6, 2026 Ending Date: April 9, 2026

Document Type:

- CEQA: [] NOP [] Draft EIR [] Early Cons [] Supplement/Subsequent EIR [x] 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 [x] Land Division (Subdivision, etc.) [x] 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 [x] 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 [x] Other: None Identified

Present Land Use/Zoning/General Plan Designation:

Fruit stand, row crops, single-family dwelling, and accessory structures/ General Agriculture (A-2-10)/ Agriculture

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 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.

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".

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| <input type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Emergency Services |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Parks & Recreation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # <u>10</u> | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Reclamation Board |
| <input checked="" type="checkbox"/> Central Valley Flood Protection Board | <input checked="" type="checkbox"/> Regional WQCB # <u>5</u> |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Colorado River Board Commission | <input type="checkbox"/> S.F. Bay Conservation & Development Commission |
| <input checked="" type="checkbox"/> Conservation, Department of | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mountains Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> Santa Monica Mountains Conservancy |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>4</u> | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> SWRCB: Water Rights |
| <input type="checkbox"/> Forestry & Fire Protection, Department of | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> General Services, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Health Services, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> Housing & Community Development | <input checked="" type="checkbox"/> Other: <u>San Joaquin Valley Air Pollution Control District</u> |
| <input type="checkbox"/> Integrated Waste Management Board | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> 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 (Mar 6, 2026 08:26:14 PST)

Date: March 6, 2026