



STANISLAUS COUNTY CLERK
CEQA FILING COVER SHEET

50-2026-107

FILED

June 8, 2026

DONNA LINDER

STANISLAUS COUNTY
CLERK-RECORDER

By: Maleta Cpa
Deputy Clerk

Mail to City of Oakdale

Name: Michael Arroyo

Address: 455 S. Fifth Ave

City, State, Zip Oakdale, CA 95361

THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk

TYPE OR PRINT CLEARLY

Project Title

Site Plan Review No. 2025-05: Walmart Neighborhood Market

Check Document being Filed:

- ☐ Environmental Impact Report (EIR)
- ☐ Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- ☒ Notice of Exemption (NOE)
- ☐ Other (Please fill in type):

FILED IN THE OFFICE OF THE STANISLAUS
COUNTY CLERK ON 6/8/2026
Posted 6/8/2026 Removed 7/13/2026
Returned to agency on _____
DEPUTY Maleta Cpa

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.

Notice of Exemption

Appendix E

To: Office of Planning and Research
 P.O. Box 3044, Room 113
 Sacramento, CA 95812-3044
 County Clerk
 County of: Stanislaus
 1021 I Street
 Modesto, CA 95354

From: (Public Agency): City of Oakdale
 455 S. Fifth Avenue
 Oakdale, CA 95361
 (Address)

Project Title: Site Plan Review No. 2025-05: Walmart Neighborhood Market

Project Applicant: Kimley Horn (1100 W Town and Country Road, Suite 700, Orange, CA 92868 714-705-1374

Project Location - Specific:
 175 S. Maag Avenue, Oakdale, CA 95361 (APN No. 064-061-002)

Project Location - City: Oakdale Project Location - County: Stanislaus

Description of Nature, Purpose and Beneficiaries of Project:
 Refer to Attachment A.

Name of Public Agency Approving Project: City of Oakdale

Name of Person or Agency Carrying Out Project: Applicant and Property Owner

Exempt Status: (check one):

- ☐ Ministerial (Sec. 21080(b)(1); 15268);
- ☐ Declared Emergency (Sec. 21080(b)(3); 15269(a));
- ☐ Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- ☒ Categorical Exemption. State type and section number: 15302(b) and 15061(b)(3)
- ☐ Statutory Exemptions. State code number:

Reasons why project is exempt:
 Refer to Attachment A.

Lead Agency
 Contact Person: Mark Niskanen, City Planner Area Code/Telephone/Extension: 209/845-3641

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: [Signature] Date: 6/3/26 Title: Contract Planner

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
 Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR:

Notice of Exemption
Site Plan Review and Variance No. 2025-05: Walmart Neighborhood Market
Attachment A

Description of Nature, Purpose and Beneficiaries of Project:

Project Background:

The Proposed Project is located within an existing commercial and retail shopping center at the southeast corner of East F Street and S. Maag Avenue. In 1989, the Oakdale City Council adopted Resolution No. 89-37, which established the Planned Development (PD) – 21, zone district designation for the Project site. A copy of Resolution No. 89-37 is on file at the Oakdale Public Services Department, 455 S. Fifth Avenue, Oakdale, CA 95361. Resolution 89-37 allowed for the development of 114,000 square feet of retail building space, including an approximately 86,493 building that would ultimately contain the Kmart Corporation and retail store. At the time Resolution 89-37 was adopted, the City Council also certified a Mitigated Negative Declaration.

The Proposed Project, described in detail below, proposes to demolish the existing 86,483 square foot building and replace it with a 50,074 square foot Walmart Neighborhood Market and associated site improvements.

Project Description:

The Applicant, on behalf of the Property Owner (MSF Oakdale, LLC), is requesting Site Plan Review and Variance approval to allow for the demolition of the existing KMart Building located at 175 S. Maag Avenue and replacing it with the development of a new 50,074 square foot Walmart Neighborhood Market on a 7.34-acre parcel located within an existing retail shopping center. In addition to the retail market, the Proposed Project includes the redevelopment of the existing parking lot to allow for 289 total parking spaces, bale and pallet storage location (located in the rear of the Project site), and product pick-up location consisting of twenty (20) spaces. Lastly, the Proposed Project includes landscape improvements, as required by the City's Municipal Code, on the Project site and along the S. Maag Avenue frontage.

The Proposed Project will connect to existing City of Oakdale utilities including domestic water and sewer. Storm water will be accommodated on-site as required by State law.

The Applicant is requesting a Variance to allow for building signage that exceeds the maximum allowed by the City's Sign Ordinance and to allow for more than one (1) sign per exterior wall. Specifically, the proposed Variance is focused on proposed signage for the north and west facing building elevations. The table below depicts the allowable sign square footage per the City's Sign Ordinance (Section 36-26) versus what is being requested by the Proposed Project:

FRONT ELEVATION SIGNS	SQUARE FOOTAGE
Walmart	200.12
Spark	83.88
Oakdale Market	34.43
Total Square Footage	318.43
<i>Allowable Square Footage Per Sign Ordinance</i>	<i>274.67</i>

S. MAAG AVENUE FACING ELEVATION	SQUARE FOOTAGE
Walmart	200.12
Spark	83.88
Total Square Footage	284
<i>Allowable Square Footage Per Sign Ordinance</i>	<i>194.67</i>

Reasons why project is exempt:

Section 15302 of the CEQA Guidelines states the following:

"Class 2 consists of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced, including but not limited to:

- (a) Replacement or reconstruction of existing schools and hospitals to provide earthquake resistant structures which do not increase capacity more than 50 percent;
- (b) Replacement of a commercial structure with a new structure of substantially the same size, purpose, and capacity;
- (c) Replacement or reconstruction of existing utility systems and/or facilities involving negligible or no expansion of capacity; and,
- (d) Conversion of overhead electric utility distribution system facilities to underground including connection to existing overhead electric utility distribution lines where the surface is restored to the condition existing prior to the undergrounding.

The Proposed Project is exempt in accordance with Section 15302(b) of the CEQA Guidelines, as it proposes to replace a commercial structure of substantially the same size, purpose, and capacity.

The Proposed Project is located on the same parcel as the existing commercial structure that will be replaced. The Proposed Project proposes to demolish a 86,493 square foot building and replace it with a 50,074 square foot building to allow for a retail neighborhood market. The Proposed Project's use is consistent with the City's 2030 General Plan and the zoning regulations of PD No. 21. The development intensity is less than what was previously approved as part of the Kmart building and is part of an existing retail shopping center.

Therefore, the Proposed Project is exempt from further environmental review in accordance with Section 15302(b) of the CEQA Guidelines.



State of California - Department of Fish and Wildlife
2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT
DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

Print

Standard

Save

RECEIPT NUMBER:

50-06/08/2026-090

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF OAKDALE	LEAD AGENCY EMAIL	DATE 06/08/2026
COUNTY/STATE AGENCY OF FILING STANISLAUS COUNTY	DOCUMENT NUMBER 50-2026-107	
PROJECT TITLE		

SITE PLAN REVIEW NO. 2025-05: WALMART NEIGHBORHOOD MARKET

PROJECT APPLICANT NAME KIMLEY HORN	PROJECT APPLICANT EMAIL		PHONE NUMBER (714) 705-1374
PROJECT APPLICANT ADDRESS 1100 W TOWN AND COUNTRY ROAD, SUITE 700	CITY ORANGE	STATE CA	ZIP CODE 92868

PROJECT APPLICANT (Check appropriate box)

☐ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☒ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)	\$ 4,227.50	\$ _____
☐ Mitigated/Negative Declaration (MND)(ND)	\$ 3,043.75	\$ _____
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$ 1,437.25	\$ _____

☒ Exempt from fee
☒ Notice of Exemption (attach)
☐ CDFW No Effect Determination (attach)
☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	\$ 850.00	\$ _____
☒ County documentary handling fee	\$ 57.00	\$ 57.00
☐ Other		\$ _____

PAYMENT METHOD:

☐ Cash ☐ Credit ☒ Check ☐ Other 110 TOTAL RECEIVED \$ 57.00

SIGNATURE X Malita Suwansupa	AGENCY OF FILING PRINTED NAME AND TITLE Malita Suwansupa Deputy Clerk
--	--



2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

NOTICE

Each project applicant shall remit to the county clerk the environmental document filing fee before or at the time of filing a Notice of Determination (Pub. Resources Code, § 21152; Fish & G. Code, § 711.4, subdivision (d); Cal. Code Regs., tit. 14, § 753.5). Without the appropriate fee, statutory or categorical exemption, or a valid No Effect Determination issued by the California Department of Fish and Wildlife (CDFW), the Notice of Determination is not operative, vested, or final, and shall not be accepted by the county clerk.

COUNTY DOCUMENTARY HANDLING FEE

The county clerk may charge a documentary handling fee of fifty dollars (\$50) per filing in addition to the environmental document filing fee (Fish & G. Code, § 711.4, subd. (e); Cal. Code Regs., tit. 14, § 753.5, subd. (g)(1)). A county board of supervisors shall have the authority to increase or decrease the fee or charge, that is otherwise authorized to be levied by another provision of law, in the amount reasonably necessary to recover the cost of providing any product or service or the cost of enforcing any regulation for which the fee or charge is levied (Gov. Code, § 54985, subd. (a)).

COLLECTION PROCEDURES FOR COUNTY GOVERNMENTS

Filing Notice of Determination (NOD):

- ☐ Collect environmental document filing fee or copy of previously issued cash receipt. *(Do not collect fee if project applicant presents a No Effect Determination signed by CDFW. An additional fee is required for each separate environmental document. An addendum is not considered a separate environmental document. Checks should be made payable to the county.)*
- ☐ Issue environmental document filing fee cash receipt to project applicant.
- ☐ Attach copy of environmental document filing fee cash receipt and, if applicable, previously issued cash receipt, to NOD.
- ☐ Mail environmental document filing fee for CRP document to CDFW prior to filing the NOD or equivalent final approval (Cal. Code Regs. Tit. 14, § 753.5 (b)(5)). The CRP should request receipt from CDFW to show proof of payment for filing the NOD or equivalent approval. Mail payment to address below made attention to the Cash Receipts Unit of the Accounting Services Branch.

If the project applicant presents a **No Effect Determination** signed by CDFW, also:

- ☐ Attach No Effect Determination to NOD *(no environmental document filing fee is due)*.

Filing Notice of Exemption (NOE) (Statutorily or categorically exempt project (Cal. Code Regs., tit. 14, §§ 15260-15285, 15300-15333))

- ☐ Issue environmental document filing fee cash receipt to project applicant.
- ☐ Attach copy of environmental document filing fee cash receipt to NOE *(no environmental document filing fee is due)*.

Within 30 days after the end of each month in which the environmental document filing fees are collected, each county shall summarize and record the amount collected on the monthly State of California Form No. CA25 (TC31) and remit the amount collected to the State Treasurer. Identify the remittance on Form No. CA25 as "Environmental Document Filing Fees" per Fish and Game Code section 711.4.

The county clerk shall submit the documents below to CDFW on a monthly basis by mail or CDFW's File Transfer Portal (see below):

- A photocopy of the monthly State of California Form No. CA25 (TC31)
- CDFW/ASB copies of all cash environmental document filing fee cash receipts (including all voided receipts)
- A copy of all CDFW No Effect Determinations filed in lieu of fee payment
- A copy of all NODs and NOEs filed with the county during the preceding month
- A list of the name, address and telephone number of all project applicants for which an NOD and NOE has been filed. If this information is contained on the environmental document filing fee cash receipt filed with CDFW under California Code of Regulations, title 14, section 753.5, subdivision (e)(6), no additional information is required.

DOCUMENT RETENTION

The county shall retain a copy of the environmental document filing fee cash receipt and all documents described above for at least 12 months.

RECEIPT NUMBER

- # The first two digits automatically populate by making the appropriate selection in the County/State Agency of Filing drop down menu.
- # The next eight digits automatically populate when a date is entered.
- # The last three digits correspond with the sequential order of issuance for each calendar year. For example, the first receipt number issued on January 1 should end in 001. If a county issued 252 receipts for the year ending on December 31, the last receipt number should end in 252. CDFW recommends that counties and state agencies 1) save a local copy of this form, and 2) track receipt numbers on a spreadsheet tabbed by month to ensure accuracy.

DO NOT COMBINE THE ENVIRONMENTAL FEES WITH THE STATE SHARE OF FISH AND WILDLIFE FEES.

For access to CDFW's File Transfer Portal, submit email to CEQA@wildlife.ca.gov (Subject line: [County name] FTP account).

Mail to:

California Department of Fish and Wildlife
Accounting Services Branch
P.O. Box 944209
Sacramento, California 94244-2090