

2019 NOV -8 AM 10: 57

Notice of Determination

STANISLAUS CO. CLERK-RECORDER

Joselyn Rodriguez

Appendix D

To:

Office of Planning and Research
U.S. Mail: P.O. Box 3044 Sacramento, CA 95812-3044
Street Address: 1400 Tenth St., Rm 113 Sacramento, CA 95814

County Clerk
County of: Stanislaus
Address: 10211 Street Modesto, CA 95354

From:

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

Contact: Mark Niskanen
Phone: (209) 845-3641

Lead Agency (if different from above):

Address:

Contact:

Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2003072147

Project Title: East F Street Corridor Specific Plan Amendment

Project Applicant: Tesoro Homes, Inc.

Project Location (include county): City of Oakdale, County of Stanislaus

Project Description:

Refer to Attachment A.

This is to advise that the City of Oakdale has approved the above (Lead Agency or Responsible Agency)

described project on November 4, 2019 and has made the following determinations regarding the above described project.

- 1. The project will have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A statement of Overriding Considerations was adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

Oakdale Public Services Department, 455 S. Fifth Avenue, Oakdale, CA 95361

Signature (Public Agency): Title: Contract Planner

Date: November 5, 2019 Date Received for filing at OPR:

NOTICE OF DETERMINATION

ATTACHMENT A

Project Description

Specific Plan Amendment

The East F Street Corridor Specific Plan is envisioned to reflect the upscale rural aesthetic that defines the Oakdale community. The residential and commercial uses along the north side of the East F Street Corridor will be rezoned as mixed use/commercial. The roadway landscaping will complement the agrarian architectural character of the development along the Corridor. Pedestrians will move with ease along the Corridor on the meandering paths that provide connection to the various points of activity, from the Oakdale Golf and Country Club, to the commercial services west of the Plan Area and the Oakdale Rodeo Grounds. Various housing types includes single family dwellings as well as higher density units will be linked to neighborhood parks and open space by tree lined streets and an interconnected pedestrian/bicycle network. The East F Street Corridor will be transformed into a defining component of the character of Oakdale and into Oakdale's eastern gateway that inspires civic pride. The Proposed Project will help further the goals of the East F Street Corridor Specific Plan by ensuring that a mix of residential and commercial uses are available and accessible for the Oakdale community.

Land Use:

The primary land use amendment includes refining the amount of acreage designated for Low Density Residential and incorporating a new land use designation (General Commercial) to approximately sixteen (16) acres located at the northwest corner of East F Street and N. Stearns Road. Other land use amendments include reducing the amount of acreage designated for Medium Density Residential land uses and increasing the amount of acreage designated for High Density Residential land uses.

At full build out, the Proposed Project consists of the development of up to 207 Low Density Residential (LDR) units, 102 Medium Density Residential (MDR) units, 213 High Density Residential (HDR) units, approximately sixteen (16) acres of General Commercial (GC) land uses, and approximately twenty-six four acres of Mixed Use land uses (which may include retail, office and/or residential uses).

The Plan Area boundary for the Proposed Project has increased by approximately five (5) acres. This increase represents updated boundary calculations prepared by a licensed Civil Engineer and licensed Land Surveyor. The actual boundary and properties included in the Plan Area of the Proposed Project remains unchanged from what was previously approved in the 2006 Specific Plan.

Circulation:

The Circulation network of the 2006 Specific Plan can be identified in Figure 4-1, Circulation Plan Concept, located on Page 4-2 of the 2006 Specific Plan. The Proposed Project consists of an amendment to the circulation plan within the Plan Area, based on the previously re-aligned N. Stearns Road, and the future

extension of D Street, from its existing terminus at Trevor Avenue to N. Stearns Road. East F Street remains classified as an Arterial Street. Orsi Road is proposed to be re-classified from an Arterial Street to a Collector Street, and N. Stearns Avenue and D Street remain classified as Collector Streets. D Street will be extended from the western boundary of the Plan Area to its existing terminus to the west near Trevor Avenue. This improvement will be installed prior to the development and completion of the Tesoro II Subdivision. Orsi Road has been re-classified from Arterial Street to a Collector, as Orsi Road classified as a Collector is consistent with the City's 2030 General Plan.

Non-vehicular circulation within the Plan Area remains relatively unchanged from what was adopted in 2006, with the exception of the twelve (12) foot Pedestrian/Class I Bicycle Pathway located along the northern boundary of the Plan Area. This planned twelve (12) foot Pedestrian/Class I Bicycle Pathway is proposed to be removed as it presents safety concerns based on its location in proximity to residential lot configuration for future development within the Plan Area north of D Street, and the existing Belsera Subdivision. This east-west circulation function served by this boundary pathway is replaced by a similar facility running along the south side of D Street as described below.

As illustrated on Figure 2-6, Proposed Non-Motorized Circulation Concept, the Proposed Project includes a Class I Multi-Use Path on the southern edge of D Street, from N. Stearns Avenue to the existing terminus of D Street (located just east of Trevor Avenue) and along the southern boundary of the Plan Area. Class II bike lanes are provided on N. Stearns Avenue, Orsi Road, and East F Street.

Parks and Open Space:

The 2006 Specific Plan contemplates the development of approximately twenty-seven (27) acres of parks and open space within the Plan Area, which include parks, landscape/pedestrian corridors, and landscaped public utility easements. This is illustrated on Figure 5-1, Parks and Open Space Concept Plan, located on Page 5-2 of the 2006 Specific Plan.

The Proposed Project amends Figure 5-1, and provides neighborhood parks, landscaped parkways, and landscaped public utility easements. The total amount of parks and open space provided by the Proposed Project consists of fifteen (15) acres, which includes parks, landscape/pedestrian corridors, and landscape public utility easements, which exceeds the City's General Plan standard for parkland dedication.

Plan Implementation:

The 2006 Specific Plan assumed Plan Area build-out in three (3) development phases (Phase I, II, and III). Each of these phases included sub-phases. Figure 7-2 of the 2006 Specific Plan, located on Page 7-12, illustrates the phasing plan as adopted in the 2006 Specific Plan.

The Proposed Project includes an amendment to the Plan Area's development phasing by providing two (2) development phases; namely the North Phase and the South Phase. The North Phase generally includes lands within the Plan Area located north of East F Street. The South Phase includes lands located south of East F Street. Both phases include a variety of land uses designations. Figure 2-7, Proposed Phasing Plan, illustrates the Proposed Project's phasing plan.

Public Utilities

Water:

The City of Oakdale will provide potable water supply services for the Proposed Project area. The potable water system will consist of one (1) domestic groundwater well and a distribution system consisting of looped ten (10) inch and twelve (12) inch water mains connected to the existing City of Oakdale water system at various locations.

Wastewater:

The City of Oakdale will provide wastewater services for the Proposed Project area. All wastewater collected within the Plan Area shall flow to connection points within the north half of the Plan Area along the western Plan Area boundary. Wastewater collected within the southern portion of the Plan Area will flow to the Orsi Road line then northerly to the twelve (12) inch D Street main. Wastewater collected within the northern portion of the Plan Area will flow to the twelve (12) inch D Street main then westerly, along with the southern area wastewater to the existing City system.

Wastewater mainlines shall be designed based on projected land uses and their associated wastewater demands. Sewer mainlines are designed to carry peak flows which occur during high demand periods. Pipelines are sized to flow at a maximum depth of 0.8 pipe diameters and at a velocity of no less than two (2) ft/sec. Pipeline materials shall comply with the City of Oakdale Standard Specifications for Sewers. To allow for cleaning, an eight (8) inch pipe is the smallest diameter sewer recommended.

Stormwater:

The City of Oakdale will provide stormwater services to the Proposed Project area, including collection, transmission, and disposal of stormwater for the Plan Area. Developers within the Plan Area will be required to submit for approval, grading, drainage, and erosion control plans to the City. Stormwater runoff for non-residential land uses will be retained on-site and will be disposed of through private infiltration/percolation systems. Residential and public land use areas will be collected by in-street collection systems and discharged into storm water detention/percolation systems. Stormwater will be collected in two separate zones. Zone A is bounded by the propose project boundary to the north, N. Stearns Road to the east, Orsi Road to the west, and East F Street to the south. Zone B is bounded by East F Street to the north, S. Stearns Road to the east, Adams Pipeline to the west, and the Proposed Project boundary to the south. Backbone stormwater facilities include a network of twelve (12) and forty-eight (48) inch stormwater lines.

General Plan Amendment

The Proposed Project requires an amendment to the City of Oakdale 2030 General Plan to the Land Use Element to amend land uses within the Plan Area. The land use designations of the City's 2030 General Plan are consistent with the 2006 Specific Plan. Amendments to the Land Use Element are consistent with the amendments described above as part of the proposed Specific Plan Amendment.

Development Agreement

An amendment to the Development Agreement (Ordinance No. 1204) will be required as part of the Proposed Project. Amendments include clarifying Plan Area specific Impact Fees, backbone improvement obligations, potential reimbursements, and related issues. Development Agreement(s) with other Property Owners and/or project proponents would be required through implementation of the Proposed Project.