



## NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

In accordance with the State of California Public Resources Code and the Guidelines for Implementation of the California Environmental Quality Act (CEQA), this Notice of Intent is to advise you that the City of Oakdale intends to adopt a Mitigated Negative Declaration for the proposed project described below:

- Lead Agency:** City of Oakdale
- Contact:** Roman Acosta, Contract Planner. 209-599-8377, [roman@jbandersonplanning.com](mailto:roman@jbandersonplanning.com)
- Project Title:** Rezone, Tentative Subdivision Map, and Architectural Review No. 2020-22 (The Hill Road Subdivision)
- Project Applicant:** Templar Real Estate Services, Inc. (Mr. Charles Hill)  
14125 Capri Drive, Suite 8A  
Los Gatos, CA 95032
- Project Location:** The Proposed Project is located on Old Stockton Road, surrounded by residential development. Specifically, the Assessor Parcel Number for the project site is 064-002-035.
- Project Description:** The Project Applicant is proposing a Rezone, Tentative Subdivision Map, and Architectural Review to allow for the development of thirty-seven (37) single-family residential lots located on Old Stockton Road. Access to the Proposed Project will be provided via one (1) driveway from Old Stockton Road.

**Environmental Determination:** The City has prepared an Initial Study to determine the Proposed Project's potential impact on the environment. The City has determined that the Proposed Project may have a significant effect on the environment, but by implementing identified mitigation measures, the Proposed Project's impacts could be reduced to less than significant. Accordingly, the City intends to adopt a Mitigated Negative Declaration (MND). The Planning Commission will consider recommending to the City Council adoption of the MND at their regularly scheduled meeting of August 4, 2021, beginning at 6:00pm. The Planning Commission Meeting will be held in the Oakdale City Council Chambers, 277 North Second Avenue, Oakdale, CA 95361. City Council consideration of the MND and the Proposed Project will be scheduled for a separate date upon action taken by the Planning Commission.

**Public Review:** A public review period will begin on June 25, 2021, and end on July 26, 2021. Any interested person or agency may comment on this matter by submitting comments via email to [roman@jbandersonplanning.com](mailto:roman@jbandersonplanning.com) or via postal mail or in person delivery to the City of Oakdale Public Services Department located at 455 S. Fifth Avenue, Oakdale, CA 95361. Copies of the Initial Study and related documents are on file at the Oakdale Public Services Department and may be reviewed at the Public Services Department front counter, 455 S. Fifth Avenue, Oakdale, CA 95361. In addition, digital

versions of the Initial Study and related documents are available at the City's website at [www.oakdalegov.com](http://www.oakdalegov.com).

**Hazardous Waste Sites:** The Project site is not identified on any of the lists enumerated under Government Code Section 65962.5.