Print Form

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Parkwood Subdivision

Lead Agency: City of Hughson

Contact Name: Lea Simvoulakis, CDD

Email: simvoulakis@hughson.org Phone Number: (209) 883-4054

Project Location: Hughson, Stanislaus County
City *County*

Project Decription (Proposed actions, location, and/or consequences).

The proposed project includes the subdivision of the approximately 56.04-acre site into 299 single-family residential lots with one single-family home per lot. The lots would range in size from 5,005 to 13,280 square feet. The project also includes development of 6.14 acres of park/dual use facilities. Additionally, the project would include development of circulation and utility infrastructure improvements.

This document will be used by the City of Hughson to take the following actions:

- Adoption of the Mitigated Negative Declaration (MND);
- Adoption of the Mitigation Monitoring and Reporting Program (MMRP);
- Approval of a General Plan Amendment from LDR and SC to MDR;
- Approval of a zone change from R-1 and C-2 to R-2;
- Approval of a Conditional Use Permit to create a Planned Development Overlay Zone to allow for reduced setbacks and design flexibility;
- Approval of a Tentative Subdivision Map to subdivide approximately 56.04 acres into 299 single-family residential lots;

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Potentially significant impacts were identified for the following areas: Agricultural Resources, Air Quality, Biological Resources, Cultural Resources, Geology and Soils, Hydrology and Water Quality, Noise, and Tribal Cultural Resources

See the MND for the list of mitigation measures, and the IS for the associated analysis.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

N/A

Provide a list of the responsible or trustee agencies for the project.

The following agencies may be required to issue permits or approve certain aspects of the proposed project:

• Regional Water Quality Control Board (RWQCB) – Construction activities would be required to be covered under the National Pollution Discharge Elimination System (NPDES);
• RWQCB – The Storm Water Pollution Prevention Plan (SWPPP) would be required to be approved prior to construction activities pursuant to the Clean Water Act;
• San Joaquin Valley Air Pollution Control District (SJVAPCD) – Approval of construction-related air quality permits.