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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: Planned Development 279 & VTSM 2020-02 Florsheim Homes

Lead Agency: CITY OF TURLOCK

Contact Name: Katie Quintero Planning Manager

Email: kquintero@turlock.ca.us Phone Number: 209-668-5640

Project Location: 1137, 1201, & 1233 Fifth St, Turlock Stanislaus

City *County*

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

The applicant is proposing to subdivide three parcels totaling 15.66 acres, into 178 single-family residential lots. The subject properties are located at 1137, 1201 and 1233 5th Street, Stanislaus County APNs 043-059-001, 043-016-004 & 005. The 4.769 acre parcel located at 1137 5th Street is zoned Medium Density Residential (R-M). The other two parcels, 1201 and 1233 5th Street are zoned High Density Residential (RH). The lots will range in size from 4,724 square feet to 2,160 square feet. The entrance into the development will be gated and all internal roadways will be private roads. A Planned Development is proposed to allow for the gating of the project as well deviations from the lot size standards and the setbacks. The proposed setbacks for the development will be 5’ front yard, 10’ rear yard, 9’ corner side yard and 4’ interior side yard. Dual use drainage basins will be installed and landscaped to handle the stormwater for the development as well as provide open space areas.

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

SEE ATTACHED INITIAL STUDY

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

NONE

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

CITY OF TURLOCK