

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH#

Project Title: PD 280; VTSM 2021-02 (Balisha Ranch)

Lead Agency: City of Turlock Contact Person: Katie Quintero
Mailing Address: 156 S Broadway, Suite 120 Phone: 209-668-5640
City: Turlock Zip: 95380 County: Stanislaus

Project Location: County: Stanislaus City/Nearest Community: Turlock/Keyes/Denair
Cross Streets: Daubenberger Rd and Waring Rd Zip Code: 95382
Longitude/Latitude (degrees, minutes and seconds): ... Total Acres: 17.4
Assessor's Parcel No.: 073-016-006 Section: 12 Twp.: 5S Range: 10E Base: MDB&M
Within 2 Miles: State Hwy#: 99 Waterways:
Airports: Railways: Schools: Turlock Unified School

Document Type:

CEQA: [] NOP [] Draft EIR NEPA: [] NOI Other: [] Joint Document
[] Early Cons [] Supplement/Subsequent EIR [] EA [] Final Document
[] NegDec (Prior SCH No.) [] Draft EIS [] Other:
[X] Mit Neg Dec Other:

Local Action Type:

[] General Plan Update [] Specific Plan [] Rezone [] Annexation
[] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [X] Planned Unit Development [] Use Permit [] Coastal Permit
[] Community Plan [] Site Plan [X] Land Division (Subdivision, etc.) [] Other:

Development Type:

[X] Residential: Units 50 Acres 17.5
[] Office: Sq.ft. Acres Employees Transportation: Type
[] Commercial: Sq.ft. Acres Employees Mining: Mineral
[] Industrial: Sq.ft. Acres Employees Power: Type
[] Educational: Waste Treatment: Type MGD
[] Recreational: Hazardous Waste: Type
[] Water Facilities: type MGD Other:

Project Issues Discussed in Document:

[] Aesthetic/Visual [] Fiscal [] Recreation/Parks [] Vegetation
[X] Agricultural Land [] Flood Plain/Flooding [] Schools/Universities [X] Water Quality
[X] Air Quality [] Forest Land/Fire Hazard [] Septic Systems [X] Water Supply/Groundwater
[X] Archeological/Historical [X] Geologic/Seismic [X] Sewer Capacity [] Wetland/Riparian
[X] Biological Resources [X] Minerals [X] Soil Erosion/Compaction/Grading [] Growth Inducement
[] Coastal Zone [X] Noise [X] Solid Waste [] Land Use
[X] Drainage/Absorption [] Population/Housing Balance [X] Toxic/Hazardous [] Cumulative Effects
[] Economic/Jobs [X] Public Services/Facilities [X] Traffic/Circulation [] Other:

Present Land Use/Zoning/General Plan Designation:

Very Low Density Residential (VLDR)

Project Description: (if necessary, describe separate page if necessary)

See Attached

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District #10	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB# 5
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Fish & Game Region# _____	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date July 30, 2021 Ending Date August 30, 2021

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>Woodward Partners</u>
Address: _____	Address: <u>130 Julia Loop</u>
City/State/Zip: _____	City/State/Zip: <u>Danville CA 94506</u>
Contact: _____	Phone: <u>925-393-2811</u>
Phone: _____	

Signature of Lead Agency Representative: Kate Leonard Date: 7/20/21

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Project Description:

The applicant is proposing to subdivide one 17.4-acre parcel into 50 single family residential lots. The subject property is located at 2930 E. Tuolumne Road, Stanislaus County APN 073-016-006. A Planned Development is proposed to allow for various deviations from the Very Low-Density Residential development standards in the East Tuolumne Master Plan (ETMP) detailed below. A dual use drainage basin will be installed and landscaped to handle the stormwater for the development as well as provide an open space area. The development will meet the required density of the Very Low-Density Residential Zoning District with a proposed density of 3 units per acre but exceptions to the 14,500 square foot minimum lot size are proposed as follows:

Lots 1 through 6 = 12,000 square feet;

Lots 7 through 15 and 22 through 32= 8,600 square feet

Lots 16 through 21= 8,000 square feet

Lots 33 through 37= 7,500 square feet

Lots 38 through 50= 11,000 square feet

Exceptions to the required setbacks are requested as detailed below:

Development Standards for all lots

	ETMP Required Standard	Proposed Planned Development
Minimum Lot Width	90' minimum	70' minimum
Cul-De-Sac Minimum Frontage	60' minimum	40' minimum
<i>Corner Yard Setbacks:</i>		
Living Space (1 st Story)	25' minimum	20' minimum
Living Space (2 nd Story)	30' minimum	25' minimum
Garage	35' minimum	25' minimum

Development Standards for lots 7 through 39

	ETMP Required Standard	Proposed Planned Development
<i>Front Yard Setbacks:</i>		
Porch	20' minimum	15' minimum
Living Space (1 st Story)	25' minimum	20' minimum
Living Space (2 nd Story)	30' minimum	25' minimum
Garage	35' minimum	25' minimum