

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: General Plan Amendment 2022-01, Rezone 2022-01, VTSM 22-01[Baxter Homes]

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

Project Location: County: Stanislaus City/Nearest Community: Turlock
Cross Streets: East Ave and S Berkeley Ave Zip Code: 95380
Longitude/Latitude (degrees, minutes and seconds): _____ ° _____ ' _____ " N / _____ ° _____ ' _____ " W Total Acres: .91
Assessor's Parcel No.: 043-027-034 Section: 23 Twp.: 5S Range: 10E Base: MDB&M
Within 2 Miles: State Hwy#: 99 Waterways: _____
Airports: _____ Railways: Union Pacific Schools: Turlock Unified School District

Document Type:

- CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) Draft EIS Other: _____
 Mit Neg Dec Other: Initial Study FONSI

Local Action Type:

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

Development Type:

- Residential: Units 6 Acres .91
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 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
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:

Community Commercial

Project Description: (please use a separate page if necessary)

The applicant is requesting a General Plan Amendment and Rezone of a 0.91-acre property at 1598 East Avenue (Stanislaus County APN 043-027-034). The specific request is to amend the General Plan land use designation from Community Commercial (CC) to Low Density Residential and Rezone the property from Community Commercial to Residential Low Density 4.5 to allow for the subdivision of the parcel into 6 single-family residential lots. The proposed residential lots range in size from 6,084 square feet to 8,670 square feet with lot widths ranging from 50' to 73' and lot depths ranging from 119' to 125' conforming to the standards established in the RL4.5 zoning district. The overall density of the proposed residential project is approximately six (6) dwellings per acre. Approval of the tentative subdivision map is contingent on approval of the General Plan Amendment and Rezone of the property. Off-site improvements will include curb, gutters, and sidewalks.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (eg. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

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

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| <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 |
| S <input type="checkbox"/> Caltrans District # 10 | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | S <input 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 |
| S <input type="checkbox"/> Fish & Game Region # 4 | <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"/> Health Services, Department of | Other: _____ |
| <input type="checkbox"/> Housing & Community Development | Other: _____ |
| S <input type="checkbox"/> Native American Heritage Commission | |

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

Starting Date December 5, 2023 Ending Date January 4, 2024

Lead Agency (Complete if applicable):

Consulting Firm: <u>City of Turlock</u>	Applicant: <u>Rachel Baxter</u>
Address: <u>156 S. Broadway Ste. 120</u>	Address: <u>402 Sycamore Ave</u>
City/State/Zip: <u>Turlock, CA 95380</u>	City/State/Zip: <u>Modesto, CA 95354</u>
Contact: <u>Katie Quintero</u>	Phone: <u>323-447-6990</u>
Phone: <u>209-668-5640</u>	

Signature of Lead Agency Representative: *Katie Quintero* Date: 12/5/23

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