

### 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: Planned Development 283, Rezone 2024-01 & VTSM 2024-01

Lead Agency: City of Turlock

Contact Person: Adrienne Werner

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: West Ave South and High St

Zip Code: 95380

Longitude/Latitude (degrees, minutes and seconds): \_\_\_\_\_ ° \_\_\_\_\_ ' \_\_\_\_\_ "N / \_\_\_\_\_ ° \_\_\_\_\_ ' \_\_\_\_\_ " W Total Acres: 2.67

Assessor's Parcel No.: 050-003-042

Section: 22

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: <input type="checkbox"/> NOP              | <input type="checkbox"/> Draft EIR                 | NEPA: <input checked="" type="checkbox"/> NOI | Other: <input type="checkbox"/> Joint Document |
| <input type="checkbox"/> Early Cons             | <input type="checkbox"/> Supplement/Subsequent EIR | <input type="checkbox"/> EA                   | <input type="checkbox"/> Final Document        |
| <input type="checkbox"/> Neg Dec                | (Prior SCH No.) _____                              | <input type="checkbox"/> Draft EIS            | <input type="checkbox"/> Other: _____          |
| <input checked="" type="checkbox"/> Mit Neg Dec | Other: <u>Initial Study</u>                        | <input type="checkbox"/> FONSI                |  |

#### Local Action Type:

- |   |  |   |   |
|---|--|---|---|
| <input type="checkbox"/> General Plan Update    | <input type="checkbox"/> Specific Plan                       | <input checked="" type="checkbox"/> Rezone                            | <input type="checkbox"/> Annexation     |
| <input type="checkbox"/> General Plan Amendment | <input type="checkbox"/> Master Plan                         | <input type="checkbox"/> Prezone                                      | <input type="checkbox"/> Redevelopment  |
| <input type="checkbox"/> General Plan Element   | <input checked="" type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Use Permit                                   | <input type="checkbox"/> Coastal Permit |
| <input type="checkbox"/> Community Plan         | <input type="checkbox"/> Site Plan                           | <input checked="" type="checkbox"/> Land Division (Subdivision, etc.) | <input type="checkbox"/> Other: _____   |

#### Development Type:

- |  |  |
|--|--|
| <input checked="" type="checkbox"/> Residential: Units <u>30</u> Acres <u>2.67</u> | <input type="checkbox"/> Transportation: Type _____            |
| <input type="checkbox"/> Office: Sq.ft. _____ Acres _____ Employees _____          | <input type="checkbox"/> Mining: Mineral _____                 |
| <input type="checkbox"/> Commercial: Sq.ft. _____ Acres _____ Employees _____      | <input type="checkbox"/> Power: Type _____ MW _____            |
| <input type="checkbox"/> Industrial: Sq.ft. _____ Acres _____ Employees _____      | <input type="checkbox"/> Waste Treatment: Type _____ MGD _____ |
| <input type="checkbox"/> Educational: _____  | <input type="checkbox"/> Hazardous Waste: Type _____           |
| <input type="checkbox"/> Recreational: _____                                       | <input type="checkbox"/> Other: _____                          |
| <input type="checkbox"/> Water Facilities: type _____ MGD _____                    |  |

#### Project Issues Discussed in Document:

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

#### Present Land Use/Zoning/General Plan Designation:

Medium Density Residential

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

The applicant is proposing to subdivide the approximately 2.67-acre parcel, into 30 single-family residential lots. The subject property is located at 337 West Avenue South, Stanislaus County APN 050-003-042. The subject site is zoned Medium Density Residential (RM). The lots will range in size from 2,500 square feet to 4,352 square feet. The internal roadway will be a private road. A Planned Development is proposed to allow for deviations from the lot size standards and setbacks as well as the internal roadway being a private road not developed to City standards. Setbacks will be measured from the property line to that portion of the building or structure that is closest to the property line. The proposed setbacks for the development are as follows:

Single-story homes: Two-story homes:  
Front Yard 10' Front Yard habitable space 25'  
Front Yard Garage 25' Front Yard Porch 15'  
Interior Side Yard 3' Front Yard Garage 18'  
Rear Livable area 10' Interior Side Yard 3'  
Rear Yard Garage 3' Rear Yard Habitable area 10'

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. 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 an "X".  
If you have already sent your document to the agency please denote that with an "S".

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

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

Starting Date August 5, 2024

Ending Date September 5, 2024

### Lead Agency (Complete if applicable):

Consulting Firm: City of Turlock

Address: 156 S Broadway Ste 120

City/State/Zip: Turlock, CA 95380

Contact: Adrienne Werner

Phone: 209-668-5640

Applicant: Ron Katakis

Address: 1850 Arbor Way

City/State/Zip: Turlock, CA 95380

Phone: 209-483-8159

Signature of Lead Agency Representative: Adrienne Werner

Date: 8/2/24

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