

City of Waterford
101 E Street
Waterford, CA 95386
Attn: Mark Niskanen, Planning Manager

Notice of hereby given that the City of Waterford has prepared an Initial Study (IS) of environmental effects and intends to adopt a Mitigated Negative Declaration (MND) for Annexation, Prezone, and Vesting Tentative Subdivision Map No. 2022-0001, commonly known as the Fahmy Annexation. The City of Waterford is the Lead Agency for the project under the California Environmental Quality Act (CEQA).

The Proposed Project consists of the Pre-Zoning and Annexation of approximately 43.27-acres to the City of Waterford, and the subdivision of 19.2 acres of the 43.27-acre annexation area into 98 single-family residential lots. No new development is proposed for the remaining 24.07 acres. The Proposed Project is bounded by existing agriculture uses and an M.I.D. canal to the north, Waterford Unified School District's Richard M. Moon Primary School and State Route 132, Yosemite Boulevard to the south, north Reinway Avenue to the east, and north Eucalyptus Avenue to the west.

The IS/MND analyzes the potential environmental effects of the Proposed Project in the environmental issue areas specified in CEQA and Appendix G of the State CEQA Guidelines. On the basis of this analysis, the IS/MND finds that the Proposed Project will not involve any significant environmental effects, provided that the mitigation measures described in the IS/MND are implemented. The Project Proponent has agreed to the mitigation measures, and these measures will be included in a Mitigation Monitoring and Reporting Plan to be adopted by the City of Waterford in conjunction with the IS/MND and approval of the Proposed Project. There are no sites identified under Section 65962.5 of the Government Code located on or near the Project site.

Copies of the IS/MND are available for public review at the City of Waterford Planning Department at the address shown above and at the City's website (www.cityofwaterford.org). The City will accept public and agency comments on the IS/MND during the 30-day review period that will begin on September 3, 2024 and end at 5:00pm on October 4, 2024. Comments may be submitted by mail (submit to the address listed above) or email to the City at mark@jbandersonplanning.com.

Notice is hereby given that the Waterford Planning Commission and City Council will consider adoption of the IS/MND and the Mitigation Monitoring and Reporting Plan at a future date to be determined.