

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: GPA 2024-01, Rezone 2024-02, Planned Development 284, VTSM 2024-01

Lead Agency: <u>City of Turlock</u>	Contact Person: <u>Adrienne Werner</u>
Mailing Address: <u>156 S Broadway Suite 120</u>	Phone: <u>(209) 668-5640</u>
City: <u>Turlock</u> Zip: <u>95380</u>	County: <u>Stanislaus</u>

Project Location: County: Stanislaus City/Nearest Community: Turlock
 Cross Streets: W. Monte Vista Ave., Four Seasons Dr., N. Walnut Dr., Snowbird Dr. Zip Code: 95382
 Longitude/Latitude (degrees, minutes and seconds): _____ ° _____ ' _____ " N / _____ ° _____ ' _____ " W Total Acres: 13.61
 Assessor's Parcel No.: 087-012-053, 087-008-085 Section: 4 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 checked="" 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>114</u> Acres <u>13.61</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 type="checkbox"/> Aesthetic/Visual	<input type="checkbox"/> Fiscal	<input type="checkbox"/> Recreation/Parks	<input type="checkbox"/> Vegetation
<input 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 type="checkbox"/> Forest Land/Fire Hazard	<input type="checkbox"/> Septic Systems	<input type="checkbox"/> Water Supply/Groundwater
<input checked="" 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 type="checkbox"/> Minerals	<input 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 type="checkbox"/> Land Use
<input type="checkbox"/> Drainage/Absorption	<input type="checkbox"/> Population/Housing Balance	<input 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 checked="" type="checkbox"/> Other: <u>Energy, greenhouse emission</u>

Present Land Use/Zoning/General Plan Designation:

Community Commercial, Medium Density Residential

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

See attached project description.

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".

<input checked="" 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 type="checkbox"/> Caltrans District # _____	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>5</u>
<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 checked="" type="checkbox"/> Other: <u>PacificGas&Electric, TurlockIrrigationDistrict</u>
<input type="checkbox"/> Health Services, Department of	<input checked="" type="checkbox"/> Other: <u>Turlock Unified School District, Postmaster</u>
<input type="checkbox"/> Housing & Community Development	
<input type="checkbox"/> Native American Heritage Commission	

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

Starting Date December 10, 2024 Ending Date February 6, 2025

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: _____
Address: _____	Address: _____
City/State/Zip: _____	City/State/Zip: _____
Contact: _____	Phone: _____
Phone: _____	

Signature of Lead Agency Representative: Adrienne Werner Date: 12/11/2024

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

Project Title: GPA 2024-01, Rezone 2024-02, Planned Development 284, VTSM 2024-01

Project Description: The applicant is proposing to subdivide two parcels totaling 13.61 acres, into 114 single-family residential lots. The subject properties are located at 1601 W. Monte Vista Avenue and 3201 Four Seasons Drive, Stanislaus County APNs 087-012-053 and 087-008-085.

The 9.86-acre parcel located at 1601 W. Monte Vista Avenue is zoned Community Commercial (CC) with an underlying General Plan Designation of Community Commercial (CC). The request is to amend the General Plan Designation of Community Commercial (CC) to Medium Density Residential (MDR) and rezone the property from Community Commercial to PD 284 to facilitate the subdivision of the 9.86-acre parcel into single-family residential lots. The 3.75-acre parcel located at 3201 Four Seasons Drive is zoned Medium Density Residential (RM) with a General Plan designation of Medium Density Residential (MDR). The 3.75-acre parcel will be rezoned from Medium Density Residential to PD 284 to facilitate the subdivision of the property into single-family lots.

The proposed lots will range in size from 3,150 square feet to 5,488 square feet. The entrance into the development will be from Snowbird Drive. All internal roadways will be private roads. A General Plan Amendment, Rezone and Planned Development are proposed to allow for the amendment to the underlying general plan designation and rezoning of the commercial property for residential use, deviations from the development standards in the Medium Density Residential (RM) zoning district, and the proposed internal private roads. The proposed setbacks for the development will be 10' front yard, 16' rear yard, 10' corner side yard and 5' interior side yard. All setbacks are measured from the property line to the nearest portion of the building. 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. A masonry wall is proposed to be constructed along the N. Walnut Road, W. Monte Vista Avenue, and Four Seasons Drive property lines. Off-site improvements including curb, gutter, and sidewalks will be installed along the W. Monte Vista Avenue, Four Seasons Drive, Snowbird Drive, and N. Walnut Road frontages.