

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: Waterford 53-Unit Residential Development

Lead Agency: City of Waterford Contact Person: Mark Niskanen
 Mailing Address: 101 E Street Phone: (209) 599-8377
 City: Waterford Zip: 95386 County: Stanislaus

Project Location: County: Stanislaus City/Nearest Community: Waterford

Cross Streets: Washington Road and S Pasadena Avenue Zip Code: 95386

Longitude/Latitude (degrees, minutes and seconds): 37 ° 38 ' 10.3 " N / 120 ° 46 ' 17.7 " W Total Acres: 3.61

Assessor's Parcel No.: 080-045-023 Section: 33 Twp.: 3S Range: 11E Base: MDB

Within 2 Miles: State Hwy #: 132 Waterways: Tuolumne River

Airports: None Railways: None Schools: Waterford Unified School District

Document Type:

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

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 53 Acres 3.61
 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:

Vacant/Zoning: PC (RH) (Ord. 01-06) – Planned Community District (Residential High)/General Plan Designation: MF – Multi-Family Residential

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

Attached as separate page.

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 and "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 # <u>10</u>	<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 type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Native American Heritage Commission	

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

Starting Date December 17, 2024 Ending Date January 16, 2024

Lead Agency (Complete if applicable):

Consulting Firm: _____ Applicant: Moe Jawad
Address: _____ Address: 3319 M Street
City/State/Zip: _____ City/State/Zip: Merced, CA 95348
Contact: _____ Phone: _____
Phone: _____

Signature of Lead Agency Representative:  Date: 12/17/24

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

Project Description

Rezone (REZONE No. 2024-0002), Design Review (ASPR No. 2024-0002), and Tentative Subdivision Map (TMAP No. 2024-0001) are requested by Moe Jawad (Applicant) and pertain to one (1) parcel totaling approximately 3.61 acres that is located on the north side of Washington Road between South Pasadena Avenue and South Reinway Avenue in Waterford, CA (APN 080-045-023). The Project consists of the following components.

- Rezone (REZONE No. 2024-0002) would rezone the Project site from Planned Community, Residential High (P-C) (RH) to Planned Community (P-C). This allows the Project to deviate from RH development standards. The permitted density remains the same (i.e., 12 du/ac to 36 du/ac).
- Tentative Subdivision Map (TMAP No. 2024-0001) subdivides the parcel into 53 lots for the development of residential units (Lots 1 to 53), ranging from 1,500 square-foot (sf.) to 1,860 sf. Each lot is proposed to be developed with one unit (14.7 du/ac). The Project also proposes a filtration basin and an internal network of local streets and sidewalks with one (1) point of ingress/egress on Pasadena Avenue and one (1) point of ingress/egress on Washington Road on Lot 'A'. Lots 'B' through Lot 'E' are located between residential lots for sidewalk purposes.
- Design Review (ASPR No. 2024-0002) would permit the development of 53 residential units on the Project site, including seven (7) 2-story stand-alone units (i.e., single-family detached units) and 46 duplex units (i.e., single-family attached units). The development includes three (3) types of floor plans, which are 1,333 sf., 1,481 sf., and 1,485 sf. Two (2) types of elevations are provided for each floor plan. The development is proposed to be gated, with two (2) 19-foot wide swing gate at the ingress/egress from Washington Road and a 25-foot wide iron gate for vehicular access to Pasadena Avenue.