

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Waterford 53-Unit Residential Development

Lead Agency: City of Waterford

Contact Name: Mark Niskanen

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Project Location: Waterford (City), Stanislaus (County)
City *County*

Project Description (Proposed actions, location, and/or consequences).

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). REZONE No. 2024-0002 would rezone the Project site from Planned Community, Residential High (P-C) (RH) to Planned Community (P-C). TMAP No. 2024-0001 subdivides the parcel into 53 lots for the development of residential units, 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 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. ASPR No. 2024-0002 would permit the development of 53 residential units on the site, including seven (7) 2-story stand-alone units and 46 duplex units.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Cultural Resources: CUL-1 (previously unknown resources)
Geology and Soils: GEO-1 (paleontological resources)
Tribal Cultural Resources: CUL-1

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

None

Provide a list of the responsible or trustee agencies for the project.

City of Waterford