

# 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: Planned Development 285 (PD285), Rezone 25-01, and VTSM 25-01

Lead Agency: City of Turlock

Contact Name: Katie Quintero

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Project Location: Turlock *City* Stanislaus *County*

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

See attached project description

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

See attached Initial Study

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 Turlock

**Project Title:** Planned Development 285 (PD285), Rezone 25-01, and VTSM 25-01

**Project Description:** The applicant has submitted an application for a Vesting Tentative Subdivision map to subdivide one 11.42-acre parcel into 22 single family residential lots. The subject property is located at 3130 E. Tuolumne Road, Stanislaus County APN 073-016-007. A rezoning of the property to Planned Development 285 is proposed to allow for various deviations from the Very Low-Density Residential development standards in the East Tuolumne Master Plan (ETMP) as detailed below. 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. The development will meet the required density of the Very Low-Density Residential Zoning District with a proposed density of 3 units per acre but exceptions to the development standards are proposed as follows:

**Exceptions to the ETMP Development Standards for lots 1-3 (Fronting Tuolumne)**

|                      | <b>ETMP Required Standard</b> | <b>Lots 1-3 Fronting Tuolumne</b> |
|----------------------|-------------------------------|-----------------------------------|
| Minimum Lot Width    | 90'                           | 75'                               |
| <b>Setbacks:</b>     |                               |                                   |
| <b>Interior Side</b> |                               |                                   |
| Porch                | 10'                           | 5'                                |
| Living Space         | 10'                           | 5'                                |
| Garage               | 10'                           | 5'                                |

Exception to the ETMP Development Standards for all lots:

| <b>Setbacks:</b>                     | <b>ETMP Required Standard</b> | <b>Proposed Standards for all lots</b> |
|--------------------------------------|-------------------------------|--|
| <b>Front:</b>                        |                               |  |
| Living Space (2 <sup>nd</sup> Story) | 30'                           | 25'                                    |
| Garage                               | 35'                           | 25'                                    |
| <b>Corner Yard:</b>                  |                               |  |
| Porch                                | 20'                           | 15'                                    |
| Living Space (1 <sup>st</sup> Story) | 25'                           | 15'                                    |
| Living Space (2 <sup>nd</sup> Story) | 30'                           | 15'                                    |
| Garage                               | 35'                           | 15'                                    |
| <b>Rear:</b>                         |                               |  |
| Living Space                         | 30'                           | 10'                                    |

**Development Standards for lots 13 through 22 (Along Waring Road)**

|                            | <b>ETMP Required Standard</b> | <b>Proposed Planned Development</b> |
|----------------------------|-------------------------------|-------------------------------------|
| <b>Rear Yard Setbacks:</b> |                               |                                     |
| Living Space               | 45' minimum                   | 25' minimum                         |