

**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:** Planned Development 279 (PD 279) & VTSM 20-02-Florsheim Homes

Lead Agency: City of Turlock

Contact Person: Katie Quintero

Mailing Address: 156 S Broadway, Suite 120

Phone: 209-668-5640

City: Turlock

Zip: 95380

County: Stanislaus

**Project Location:** County: Stanislaus

City/Nearest Community: Turlock/Keyes/Denair

Cross Streets: Villa Woods Dr / Hartvickson Dr

Zip Code: 95380

Longitude/Latitude (degrees, minutes and seconds): ° ' " N / ° ' " W Total Acres: 15.66

Assessor's Parcel No.: 043-059-001, 043-016-004 &amp; 043-044

Section: 23

Twp.: 5S

Range: 10E

Base: MDB&amp;M

Within 2 Miles: State Hwy #: 99

Waterways:

Airports:

Railways:

Schools: Turlock School District

**Document Type:**CEQA: ☐ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ Joint Document☐ Early Cons☐ Supplement/Subsequent EIR☐ E A☐ Final Document☐ NegDec

(Prior SCH No.)

☐ Draft EIS☐ Other:☒ MitNegDec

Other:

☐ FONSI**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 \_\_\_\_\_ Acres 15.66☐ 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:**

Medium Density Residential &amp; High Density Residential

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

see Attached

## 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 # 10	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # 5
<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"/> Other: _____
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	
<input checked="" type="checkbox"/> Native American Heritage Commission	

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

Starting Date March 1, 2021 Ending Date April 1, 2021

### Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>N RB Investments LLC</u>
Address: _____	Address: <u>1701 W March Lane Space D</u>
City/State/Zip: _____	City/State/Zip: <u>Stockton CA 95207</u>
Contact: _____	Phone: <u>209-473-1106</u>
Phone: _____	

Signature of Lead Agency Representative: Kate Luma Date 3/1/21

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

The applicant is proposing to subdivide three parcels totaling 15.66 acres, into 178 single-family residential lots. The subject properties are located at 1137, 1201 and 1233 5<sup>th</sup> Street, Stanislaus County APNs 043-059-001, 043-016-004 & 005. The 4.769 acre parcel located at 1137 5<sup>th</sup> Street is zoned Medium Density Residential (R-M). The other two parcels, 1201 and 1233 5<sup>th</sup> Street are zoned High Density Residential (RH). The lots will range in size from 4,724 square feet to 2,160 square feet. The entrance into the development will be gated and all internal roadways will be private roads. A Planned Development is proposed to allow for the gating of the project as well deviations from the lot size standards and the setbacks. The proposed setbacks for the development will be 5' front yard, 10' rear yard, 9' corner side yard and 4' interior side yard. Dual use drainage basins will be installed and landscaped to handle the stormwater for the development as well as provide open space areas.

A "Mitigated Negative Declaration" is proposed, declaring that the project will not have a significant effect on the environment, incorporating mitigation measures identified in the Initial Study, and subject to the appropriate conditions of approval.