

CITY OF WATERFORD
NOTICE OF AVAILABILITY AND INTENT TO ADOPT
NEGATIVE DECLARATION

FILED

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STANISLAUS CO. CLERK-RECORDER

Alejandra Marroquin

Edgewater at Waterford
Rezone No. RZ 2018-01
Vesting Tentative Subdivision Map No. VTSM 2018-01

NOTICE IS HEREBY GIVEN THAT THE CITY OF WATERFORD has prepared an Initial Study (IS) of environmental effects, and intends to adopt a Negative Declaration (ND), for the Edgewater at Waterford Project. The Planning Commission of the City of Waterford will hold a Special Public Hearing at 6:30 p.m. on Tuesday, December 18, 2018, in the Council Chambers at 101 E. Street Waterford, CA 95386.

PROJECT DESCRIPTION: The Proposed Project consists of a Rezone and Vesting Tentative Subdivision Map (File No. RZ 2018-01 and VTSM 2018-01), to rezone the project site from RS, Residential Single to PC, Planning Community to allow for lot sizes less than 6,000 sq. ft. and to subdivide the 12.67± parcel into seventy-five (75) single-family residential lots and one (1) landscape parcel for a total of seventy-six (76) lots. The existing structures on the site, including the existing 1,272 sq. ft. single-family dwelling unit, two (2) barns and the associated accessory buildings (shed and well house) would be removed as part of the Proposed Project. The project site also includes a variety of trees that will be removed as part of the Proposed Project.

The density of the Proposed Project is six (6) dwelling units per acre (du/ac) and is consistent with the density range of the LD, Low Density Residential General Plan Land Use Designation. The proposed minimum lot size is 5,000 sq. ft. (50' x 100') with an average of 5,836 sq. ft. The Applicant has provided Elevations and Floor Plans for the project and includes three (3) single-story plans with three (3) elevations for each plan. Access to the proposed subdivision is provided via Pecan Avenue and Pasadena Avenue. The Proposed Project includes two (2) new streets (Street "C" and "D") and two (2) courts (Court "A" and "B") – lots will also front Reinway Avenue, Kadota Avenue, Pasadena Avenue and Pecan Avenue.

Water, sewer, and stormwater services will be provided by the City of Waterford. An eight (8) inch water line would be installed within the subdivision and connect to the existing water lines along Pecan Avenue and Pasadena Avenue. The proposed 8" sanitary sewer line would extend the existing 8" sanitary sewer line at the intersection of Kadota Avenue and Pasadena Avenue to serve lots 68 through 75 along Kadota Avenue and south along Pasadena Avenue to serve lots within Court "A". The remaining lots of the subdivision would be served by a six (6) inch sanitary sewer line with a connection on Pasadena Avenue and Pecan Avenue. A fifteen (15) inch storm drain is proposed on Court "A" and Streets "C" and "D".

Date removed from posting 12/31/18

The Lead Agency has prepared an Initial Study, following, which considers the potential environmental effects of the Proposed Project. The Initial Study shows that there is no substantial evidence, in light of the whole record before the Lead Agency, that the project may have a potentially significant effect on the environment.

The City of Waterford will accept public and agency comments on the IS/ND during a 20-day public review period starting November 19, 2018 and closes on December 10, 2018. Comments may be sent to the City of Waterford, 101 E. Street, Waterford, CA 95386, attn.: Mark Niskanen, Planning Manager.

ALL INTERESTED PARTIES are invited to attend said hearing and express opinions or submit evidence for or against the Project as outlined above.

FURTHER INFORMATION on the above documents may be obtained or viewed at the Waterford City Planning Department, located at 101 E Street or by telephone (209) 874-2328.

The facility is accessible to the disabled and hearing impaired. If special assistance is required, please call (209) 874-2328 so accommodations can be arranged. While not required, 48 hours notice is appreciated.