

City of Waterford
101 E Street
Waterford, CA 95386
Attn: Mark Niskanen, Planning Manager

Notice is hereby given that the City of Waterford has prepared an Initial Study (IS) of environmental effects and intends to adopt a Mitigated Negative Declaration (MND) for Architectural Site Plan Review 2024-0002, Rezone 2024-0002 and Tentative Subdivision Map No. 2024-0001. The City of Waterford is the Lead Agency for the project under the California Environmental Quality Act (CEQA).

The Proposed Project consists of an amendment to Planned Community (PC) (Rezone) and the subdivision of 3.61-acres into fifty-three (53) single-family residential homes, a stormwater basin, guest parking area, and other associated improvements. The Project site is bounded by vacant and commercial uses to the north, Washington Road to the south, S. Pasadena Avenue to the east, and vacant lands to the west. The Project site is specified as Assessor Parcel Number 080-045-023.

The IS/MND analyzes the potential environmental effects of the Proposed Project in the environmental issue areas specified in CEQA and Appendix G of the State CEQA Guidelines. On the basis of this analysis, the IS/MND finds that the Proposed Project will not involve any significant environmental effects, provided that the mitigation measures described in the IS/MND are implemented. The Project Proponent has agreed to the mitigation measures, and these measures will be included in a Mitigation Monitoring and Reporting Plan to be adopted by the City of Waterford in conjunction with the IS/MND and approval of the Proposed Project. There are no sites identified under Section 65962.5 of the Government Code located on or near the Project site.

Copies of Project related materials and the IS/MND are available for public review at the City of Waterford Planning Department at the address shown above and at the City's website (www.cityofwaterford.org). The City will accept public and agency comments on the IS/MND during the 30-day review period that will begin on December 17, 2024 and end at 5:00pm on January 21, 2025. Comments may be submitted by mail (submit to the address listed above) or email to the City at mark@jbandersonplanning.com.

Notice is hereby given that the Waterford Planning Commission and City Council will consider adoption of the IS/MND and the Mitigation Monitoring and Reporting Plan at a future date to be determined.