

Posting Requested By:

City of Turlock
 Planning Division
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FILED

August 18, 2021
 DONNA LINDER
 STANISLAUS COUNTY
 CLERK-RECORDER

By: Edgar Ramirez
 Deputy Clerk

When Posted Mail To:

Same as above

SPACE ABOVE THIS LINE FOR CLERK'S USE ONLY

August 16, 2021

CITY OF TURLOCK
NOTICE OF DETERMINATION
☒ **Mitigated Negative Declaration**

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

STATE CLEARINGHOUSE NUMBER (if applicable): 2021070037

PROJECT TITLE: MINOR DISCRETIONARY PERMIT 2021-08

PROJECT APPLICANT: TURLOCK-MONTE VISTA, LLC 61 Moraga Way Ste 4 Orinda CA 94563 (925-389-6836)

PROJECT LOCATION: The proposed project is located at 1525 W. Monte Vista Avenue, Turlock, CA (Stanislaus County APN 071-004-009)

PROJECT DESCRIPTION: The development of a 12-acre parcel for a 348-unit multi-family residential project at 1525 W. Monte Vista Avenue (Stanislaus County APN: 071-004-009). The project will construct a total of 12 three-story buildings approximately 40' in height. Each unit will include a patio (1st floor apartments) or balcony area (2nd and 3rd story apartments). The apartment buildings are setback approximately 75' from the north and east property lines with a minimum 5' wide landscape area, parking stalls and drive aisles providing additional buffering from the residential subdivision to the north and the apartment complex to the east. Main access to the complex is provided from Monte Vista Avenue with two additional driveway entrances on North Walnut Road. Onsite improvements include parking, carports, landscaping, clubhouse and pool, and a 900 square foot children's outdoor play area. Off-site frontage improvements, including, curb, gutter and sidewalk will be installed along the West Monte Vista Avenue and North Walnut Road frontages.

FINDINGS:

Pursuant to Public Resources Code Section 21080(c)(2) and CEQA Guidelines Section 15168(c)(1), the City of Turlock, as lead agency for the proposed project, has prepared an initial study to make the following findings:

1. Pursuant to CEQA Guidelines Section 15162, the proposed activity is adequately described and is within the scope of the General Plan EIR.
2. All feasible mitigation measures developed in the General Plan EIR have been incorporated into the project.
3. Pursuant to Public Resources Code Sections 21080(c)(2) and 21157.5, the initial study prepared for the proposed project has identified potential new or significant effects that were not adequately analyzed in the General Plan EIR, but feasible mitigation measures have been incorporated to revise the proposed subsequent project to avoid or mitigate the identified effects to a point where clearly no significant effects would occur.
4. There is no substantial evidence before the lead agency that the subsequent project, as revised, may have a significant effect on the environment.
5. The analyses of cumulative impacts, growth inducing impacts, and irreversible significant effects on the environment contained in the General Plan EIR are adequate for this subsequent project.
6. Pursuant to CEQA Guidelines Section 15093, a Statement of Overriding Considerations was adopted for the General Plan EIR (City Council Resolution 2012-156). As identified in the Turlock General Plan EIR,

development in the project area would result in significant, and unavoidable, impacts in the areas of noise, regional air quality, and the eventual loss of agricultural land. The magnitude of these impacts can be reduced, but not eliminated by the mitigation measures referenced in the initial study prepared for this project and General Plan EIR. Therefore, mitigation measures identified in the General Plan EIR, and its respective Statements of Overriding Considerations, are adequate to mitigate the impacts from the proposed project where feasible, and are hereby incorporated by reference.

7. Pursuant to Public Resources Code Section 21157.6(a), having reviewed the General Plan EIR, the City of Turlock finds and determines that:
 - a. No substantial changes have occurred with respect to the circumstances under which the General Plan EIR was certified, and
 - b. That there is no new available information which was not and could not have been known at the time the General Plan EIR was certified.

PROJECT APPROVAL DATE: August 13, 2021
APPROVAL: Minor Discretionary Permit 2021-08


DETERMINATION: This is to advise that the City of Turlock has approved and has made the following determinations regarding the project as described above.

1. The project ☒ **will not** have a significant effect on the environment.
2. An Environmental Impact Report ☒ **was not** prepared for this project pursuant to the provisions of CEQA.
3. A Mitigated Negative Declaration ☒ **was**, prepared for this project pursuant to the provisions of CEQA.
4. Mitigation measures ☒ **were** made a condition of the approval of the project.
5. A mitigation monitoring plan/program ☒ **was** adopted for this project.
6. A statement of Overriding Considerations ☒ **was not** adopted for this project.
7. Findings were made pursuant to the provisions of CEQA.

This is to certify that documentation for the ☒ **Mitigated Negative Declaration** ☐ Final Environmental Impact Report with comments and responses and record of project approval is available to the general public at:

City of Turlock - Planning Division
City Hall, 156 S. Broadway, Suite 120
Turlock, CA 95380-5456
TELEPHONE: (209) 668-5640

This documentation can also be found on our website at
<http://ci.turlock.ca.us/buildinginturlock/planninglandusepermitting/planningprojects/activeprojects.asp>

BY: 
KATIE QUINTERO
Deputy Director of Development Services/Planning Manager
Environmental Review

Date Received for filing at OPR: _____