

Posting Requested By:

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

When Posted Mail To:

Same as above

SPACE ABOVE THIS LINE FOR CLERK'S USE ONLY

August 2, 2024

CITY OF TURLOCK

Proposed Mitigated Negative Declaration

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

PROJECT TITLE: Planned Development 283, Rezone 2024-01 & VTSM 2024-01

PROJECT APPLICANT: Ron Katakis (209) 483-8159

PROJECT DESCRIPTION: The applicant is proposing to subdivide the approximately 2.67-acre parcel, into 30 single-family residential lots. The subject property is located at 337 West Avenue South, Stanislaus County APN 050-003-042. The subject site is zoned Medium Density Residential (RM). The lots will range in size from 2,500 square feet to 4,352 square feet. The internal roadway will be a private road. A Planned Development is proposed to allow for deviations from the lot size standards and setbacks as well as the internal roadway being a private road not developed to City standards. Setbacks will be measured from the property line to that portion of the building or structure that is closest to the property line. The proposed setbacks for the development are as follows:

Single-story homes:

Front Yard 10'
Front Yard Garage 25'
Interior Side Yard 3'
Rear Livable area 10'
Rear Yard Garage 3'

Two-story homes:

Front Yard habitable space 25'
Front Yard Porch 15'
Front Yard Garage 18'
Interior Side Yard 3'
Rear Yard Habitable area 10'

PROJECT LOCATION: 337 West Avenue South, Stanislaus County APN: 050-003-042

RESPONSE PERIOD STARTS: August 5, 2024
RESPONSE PERIOD ENDS: September 5, 2024 at 5:00 PM

PUBLIC HEARING: September 5, 2024

RECOMMENDED 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.

Documents used in preparation of this Proposed Mitigated Negative Declaration, are available for public review at:

City of Turlock, City Hall
Planning Division
156 South Broadway, Suite 120
Turlock, CA 95380
Telephone: (209) 668-5640

You can view the Initial Study Checklist and any related documents for this project on our website at: <https://ci.turlock.ca.us/buildinginturlock/planninglandusepermitting/planningprojects/>

B Y Adrienne Weirner
ADRIENNE WEIRNER
PLANNING MANAGER
ENVIRONMENTAL REVIEW