



**STANISLAUS COUNTY CLERK  
CEQA FILING COVER SHEET**

50-2024-202

**FILED**

November 15, 2024  
DONNA LINDER  
STANISLAUS COUNTY  
CLERK-RECORDER

By: J. Mercedo  
Deputy Clerk

Mail to:

Name: City of Turlock Planning Division

Address: 156 S. Broadway, Suite 120

City, State, Zip Turlock, CA 95380

THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk

TYPE OR PRINT CLEARLY

Project Title

Planned Development 283, Rezone 2024-01 & VTSM 2024-01

Check Document being Filed:

- Environmental Impact Report (EIR)
- Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- Notice of Exemption (NOE)
- Other (Please fill in type):

FILED IN THE OFFICE OF THE STANISLAUS	
COUNTY CLERK ON <u>11-15-24</u>	
Posted <u>11-15-24</u>	Removed <u>12/19</u>
Returned to agency on <u>12/19</u>	
DEPUTY <u>J. Mercedo</u>	

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.

**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

November 13, 2024

**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):** 2024080099

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

**PROJECT APPLICANT:** Ron Katakis  
1850 Arbor Way, Turlock, CA 95380  
(209) 483-8159

**PROJECT LOCATION:** The proposed project is located at 337 West Avenue South, Turlock, CA (Stanislaus County APN 050-003-042)

**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'

**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:** November 12, 2024  
**APPROVAL:** Planned Development 283, Rezone 2024-01 & VTSM 2024-01

**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: Adrienne Werner  
Adrienne Werner  
Development Services Director & Planning Manager  
Environmental Review

Date Received for filing at OPR: \_\_\_\_\_