

Posting Requested By:

City of Turlock
Planning Division
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50-2025-030

FILED

February 27, 2025
DONNA LINDER
STANISLAUS COUNTY
CLERK-RECORDER

By: *Melinda Pa*
Deputy Clerk

When Posted Mail To:
Same as above

SPACE ABOVE THIS LINE FOR CLERK'S USE ONLY

February 26, 2025

**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): 2024120445

PROJECT TITLE: GPA 2024-01, Rezone 2024-02, Planned Development 284, VTSM 2024-02

PROJECT APPLICANT: Bright Development – (209) 652-3721
1620 N. Carpenter Road, Bldg. B
Modesto, CA 95351

PROJECT LOCATION: 1601 W. Monte Vista Avenue and 3201 Four Seasons Drive
Stanislaus County APNs 087-012-053 and 087-008-085

PROJECT DESCRIPTION: The applicant is proposing to subdivide two parcels totaling 13.61 acres, into 114 single-family residential lots. The subject properties are located at 1601 W. Monte Vista Avenue and 3201 Four Seasons Drive, Stanislaus County APNs 087-012-053 and 087-008-085.

The 9.86-acre parcel located at 1601 W. Monte Vista Avenue is zoned Community Commercial (CC) with an underlying General Plan Designation of Community Commercial (CC). The request is to amend the General Plan Designation of Community Commercial (CC) to Medium Density Residential (MDR) and rezone the property from Community Commercial to PD 284 to facilitate the subdivision of the 9.86-acre parcel into single-family residential lots. The 3.75-acre parcel located at 3201 Four Seasons Drive is zoned Medium Density Residential (RM) with a General Plan designation of Medium Density Residential (MDR). The 3.75-acre parcel will be rezoned from Medium Density Residential to PD 284 to facilitate the subdivision of the property into single-family lots.

The proposed lots will range in size from 3,150 square feet to 5,488 square feet. The entrance into the development will be from Snowbird Drive. All internal roadways will be private roads. A General Plan Amendment, Rezone and Planned Development are proposed to allow for the amendment to the underlying general plan designation and rezoning of the commercial property for residential use, deviations from the development standards in the Medium Density Residential (RM) zoning district, and the proposed internal private roads. The proposed setbacks for the development will be 10' front yard, 16' rear yard, 10' corner side yard and .5' interior side yard. All setbacks are measured from the property line to the nearest portion of the building. A dual use drainage basin will be installed and landscaped to handle the stormwater for the development as well as provide an open space area. A masonry wall is proposed to be constructed along the N. Walnut Road, W. Monte Vista Avenue, and Four Seasons Drive property lines. Off-site improvements including curb, gutter, and sidewalks will be installed along the W. Monte Vista Avenue, Four Seasons Drive, Snowbird Drive, and N. 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:

Date removed from posting 03/29/2025

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: February 25, 2025

APPROVAL: GPA 2024-01, Rezone 2024-02, Planned Development 284, VTSM 2024-02

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: Kate Quintero for
Adrienne Werner
Development Services Director
Environmental Review

Date Received for filing at OPR: _____