

Filing Requested By:
City of Turlock
Planning Division
156 S. Broadway, Suite 120
Turlock, CA 95380-5456

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CITY OF TURLOCK

Proposed Mitigated Negative Declaration

City of Turlock
156 S. Broadway, Suite 120
Turlock, CA 95380-5456
Telephone: (209) 668-5640
Project located in Stanislaus County.
Time period provided for review: 30 days.

January 6, 2020

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

PROJECT TITLE: REZONE 2019-03, PLANNED DEVELOPMENT 278, VTSM 2019-01
(1347 N PALM)

PROJECT APPLICANT: FQC INC

PROJECT DESCRIPTION: The applicant is requesting to develop the .92-acre property located at 1347 N. Palm Street, (Stanislaus County APN 042-013-006) with 13 single family homes. The lots will range in size from 3,132 square feet to 2,216 square feet. The houses will be two-story units and will have approximately 1,550 square feet of living area, with an attached garage and a porch. The property is zoned Medium Density Residential. A Planned Development is requested to allow for a private roadway to access the houses as well as a deviation from the minimum lot size, the lot width, depth, minimum frontage requirements and side yard setbacks to allow for the small lot single family design.

PROJECT LOCATION: 1347 N Palm Street
Stanislaus County APN: 042-013-006

RESPONSE PERIOD STARTS: January 6, 2020
RESPONSE PERIOD ENDS: February 6, 2020 at 5:00 PM

PUBLIC HEARING: February 6, 2020

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:

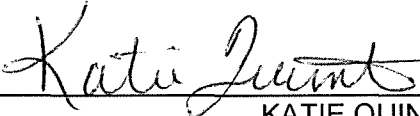
1. Pursuant to CEQA Guidelines Section 15162, the proposed activity is adequately described and is within the scope of the General Plan EIR.
2. All feasible mitigation measures developed in the General Plan EIR have been incorporated into the project.
3. Pursuant to Public Resources Code Sections 21080(c)(2) 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
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You can view the Initial Study Checklist and any related documents for this project on our website at:
<http://ci.turlock.ca.us/buildinginturlock/planninglandusepermitting/planningprojects/>

BY: 
KATIE QUINTERO
DEPUTY DIRECTOR DEVELOPMENT SERVICES/PLANNING MANAGER
ENVIRONMENTAL REVIEW

Enclosure: Initial Study
Site Plan