

**Posting Requested By:**

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

**FILED**

**20 FEB 10 AM 10:05**

STANISLAUS CO. CLERK-RECORDER

*Alejandra Marroquin*  
BY \_\_\_\_\_  
DEPUTY

**When Posted Mail To:**

*Same as above*

SPACE ABOVE THIS LINE FOR CLERK'S USE ONLY

February 7, 2020

**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): 2020019018**

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

**PROJECT APPLICANT:** FQC INC

**PROJECT LOCATION:** The proposed project is located at 1347 N Palm Street, Turlock CA  
(Stanislaus County APNs: 042-013-006)

**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

**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:
- No substantial changes have occurred with respect to the circumstances under which the General Plan EIR was certified, and
  - 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 6, 2020

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

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

- The project  **will not** have a significant effect on the environment.
- An Environmental Impact Report  **was not** prepared for this project pursuant to the provisions of CEQA.
- A Mitigated Negative Declaration  **was**, prepared for this project pursuant to the provisions of CEQA.
- Mitigation measures  **were** made a condition of the approval of the project.
- A mitigation monitoring plan/program  **was** adopted for this project.
- A statement of Overriding Considerations  **was not** adopted for this project.
- 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  
CITY OF TURLOCK  
Environmental Review

Governor's Office of Planning & Research

Date Received for filing at OPR: FEB 10 2020

**STATE CLEARINGHOUSE**