

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.

March 1, 2021

**NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

**PROJECT TITLE:** PLANNED DEVELOPMENT 279 & VTSM 2020-02 (Florsheim Home

**PROJECT APPLICANT:** NRB Investments

**PROJECT DESCRIPTION:** The applicant is proposing to subdivide three parcels totaling 15.66 acres, into 178 single-family residential lots. The subject properties are located at 1137, 1201 and 1233 5<sup>th</sup> Street, Stanislaus County APNs 043-059-001, 043-016-004 & 005. The 4.769 acre parcel located at 1137 5<sup>th</sup> Street is zoned Medium Density Residential (R-M). The other two parcels, 1201 and 1233 5<sup>th</sup> Street are zoned High Density Residential (RH). The lots will range in size from 4,724 square feet to 2,160 square feet. The entrance into the development will be gated and all internal roadways will be private roads. A Planned Development is proposed to allow for the gating of the project as well deviations from the lot size standards and the setbacks. The proposed setbacks for the development will be 5' front yard, 10' rear yard, 9' corner side yard and 4' interior side yard. Dual use drainage basins will be installed and landscaped to handle the stormwater for the development as well as provide open space areas.

**PROJECT LOCATION:** 1137, 1201, & 1233 Fifth Street  
Stanislaus County APN: 043-059-001, 043-016-004 & 043-016-005

**RESPONSE PERIOD STARTS:** March 1, 2021

**RESPONSE PERIOD ENDS:** April 1, 2021 at 5:00 PM

**PUBLIC HEARING:** April 1, 2021

**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