

**Filed with:**  
Office of Planning & Research  
1400 10<sup>th</sup> Street  
Sacramento, CA 95814  
Via Fax (916) 323-3018

Stanislaus County Clerk  
1021 I Street  
Modesto, CA 95354

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

FILED

2019 JUL 11 AM 8:28

STANISLAUS CO. CLERK-RECORDER  
Phoivann Prum

SPACE ABOVE THIS LINE FOR CLERK'S USE ONLY

**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): 2019029142**

**PROJECT TITLE: GENERAL PLAN AMENDMENT 2019-02  
REZONE 2019-02  
PLANNED DEVELOPMENT 276 (PD276)  
(WARRIOR CROSSINGS)  
SCH #: 2019029142**

**PROJECT APPLICANT: TURLOCK RETAIL, LP  
940 EMMETT AVENUE, SUITE 200  
BELMONT, CA 94002**

**PROJECT LOCATION: The proposed project is located at 1201 W. Monte Vista Avenue, Turlock, CA (Stanislaus County APN 071-004-012)**

**PROJECT DESCRIPTION:** The applicant is requesting a General Plan Amendment and Rezone of a 1.4-acre property from High Density Residential (RH) to Community Commercial (CC) to allow for the construction of an 832 square foot drive-through coffee kiosk and an approximately 6,776 square foot multi-tenant commercial/retail building. Access to the commercial center is provided from Crowell Road and a right-in, right-out only driveway accessed from Monte Vista Avenue. A Planned Development application is also included in the request to establish the uses permitted in the retail center. On- and off-site improvements including paving, parking lot striping, landscaping, and frontage improvements along Crowell and Monte Vista Avenue are also proposed.

**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.

BY:   
KATIE QUINTERO  
Principal Planner/Interim Planning Manager  
Environmental Review  
Governor's Office of Planning & Research

Date Received for filing at OPR: JULY 11 2019

**STATE CLEARINGHOUSE**



State of California - Department of Fish and Wildlife  
**2019 ENVIRONMENTAL FILING FEE CASH RECEIPT**  
 DFW 753.5a (REV. 12/01/18) Previously DFG 753.5a

**Print**    **StartOver**    **Finalize&Email**

RECEIPT NUMBER:  
 50 — 2019 — 131  
 STATE CLEARINGHOUSE NUMBER (if applicable)  
 2019029142

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY <b>CITY OF TURLOCK PLANNING DIVISION</b>	LEAD AGENCY EMAIL	DATE <b>07-11-2019</b>
COUNTY/STATE AGENCY OF FILING <b>Stanislaus</b>	DOCUMENT NUMBER <b>50-2019-131</b>	

PROJECT TITLE

GENERAL PLAN AMENDMENT 2019-02 REZONE 2019-02 PLANNED DEVELOPMENT 276 (PD276) (WARRIOR CROSSINGS) (SCH #: 2019029142)

PROJECT APPLICANT NAME <b>TURLOCK RETAIL, LP</b>	PROJECT APPLICANT EMAIL	PHONE NUMBER <b>(209) 668-5640</b>
PROJECT APPLICANT ADDRESS <b>940 EMMETT AVENUE, SUITE 200</b>	CITY <b>BELMONT</b>	STATE <b>CA</b>
		ZIP CODE <b>94002</b>

PROJECT APPLICANT (Check appropriate box)

- Local Public Agency   
  School District   
  Other Special District   
  State Agency   
  Private Entity

CHECK APPLICABLE FEES:

- |   |            |    |                 |
|---|------------|----|-----------------|
| <input type="checkbox"/> Environmental Impact Report (EIR)  | \$3,271.00 | \$ | <u>0.00</u>     |
| <input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)                        | \$2,354.75 | \$ | <u>2,354.75</u> |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,112.00 | \$ | <u>0.00</u>     |
| <br>  |            |    |                 |
| <input type="checkbox"/> Exempt from fee  |            |    |                 |
| <input type="checkbox"/> Notice of Exemption (attach)   |            |    |                 |
| <input type="checkbox"/> CDFW No Effect Determination (attach)                                      |            |    |                 |
| <input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)           |            |    |                 |

- |   |          |    |                   |
|---|----------|----|-------------------|
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ | <u>0.00</u>       |
| <input checked="" type="checkbox"/> County documentary handling fee   |          | \$ | <u>57.00</u>      |
| <input type="checkbox"/> Other  |          | \$ | <u>          </u> |

PAYMENT METHOD:

- Cash   
  Credit   
  Check   
  Other

TOTAL RECEIVED \$ 2,411.75

SIGNATURE <b>X Phaiwann Prum</b>	AGENCY OF FILING PRINTED NAME AND TITLE <b>PHAIWANN PRUM, LEGAL CLERK</b>
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Governor's Office of Planning & Research

**JULY 11 2019**

**STATE CLEARINGHOUSE**