

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

When Filed Mail To:
Same as above

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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.

July 1, 2021

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

PROJECT TITLE: Minor Discretionary Permit 2021-06 Jagjit Deol

PROJECT APPLICANT: Jagjit Deol (310-962-5890)

PROJECT DESCRIPTION: The applicant is proposing to develop a 9.86-acre parcel at 1806 S. Walnut Road (Stanislaus County APN 044-017-008) for a truck yard for approximately 260 semi-trucks and trailers with a 3,600 square foot truck repair shop and office. The existing house will remain and be used as a caretaker's unit. Full frontage improvements, including curb, gutter, and sidewalk will be constructed along S. Walnut Road. On-site paving, landscaping, security lighting, perimeter fencing, and a storm water retention basin will also be constructed. The applicant anticipates paving and striping 4-acres of the parcel for 50 semi-trucks and trailers within the first 12-months after approval. The construction of the office and truck repair building and paving and striping for the remaining 190 truck parking stalls is anticipated to be completed within 36-months after project approval

PROJECT LOCATION: 1806 S Walnut Rd
Stanislaus County APN: 044-017-008

RESPONSE PERIOD STARTS: July 1, 2021
RESPONSE PERIOD ENDS: August 1, 2021 at 5:00 PM

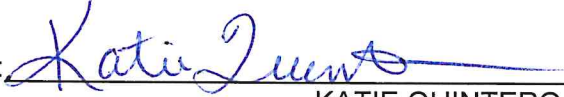
RECOMMENDED FINDINGS: Pursuant to Public Resources Code Section 21080(c)(2) and CEQA Guidelines Section 15168(c)(1), the City of Turlock, as lead agency for the proposed project, has prepared an initial study to make the following findings:

1. Pursuant to CEQA Guidelines Section 15162, the proposed activity is adequately described and is within the scope of the General Plan EIR and the WISP MEIR and Addendum.
2. All feasible mitigation measures developed in the General Plan EIR and WISP EIR and Addendum 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 or WISP EIR and Addendum, 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 and WISP EIR and Addendum 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
Planning Division
156 South Broadway, Suite 120
Turlock, CA 95380-5456
Telephone: (209) 668-5640

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

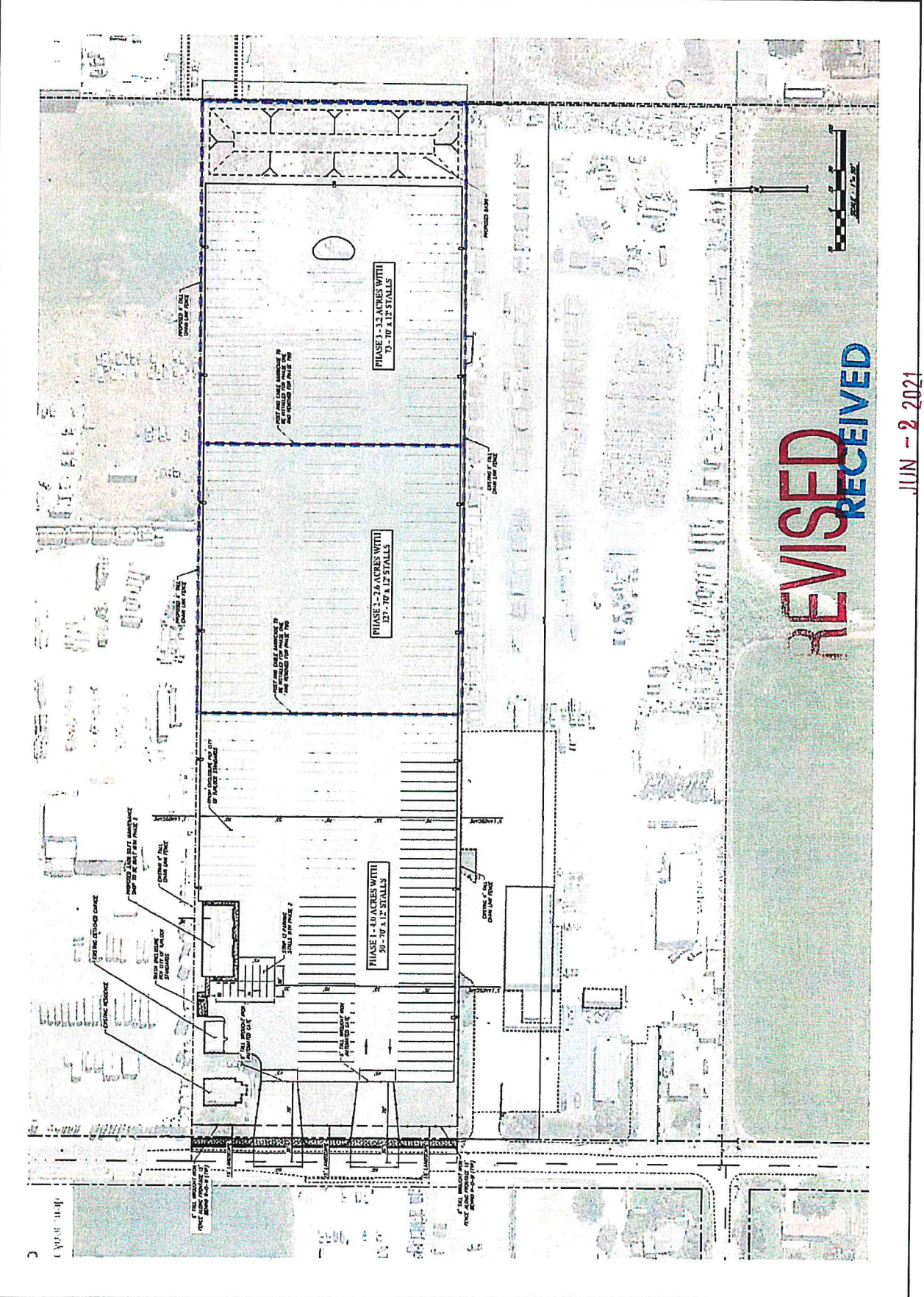
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BY	811
CHKD	811
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BY	
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HAWKINS & ASSOCIATES
 ENGINEERING, INC.
 456 MITCHELL ROAD
 MODesto, CA 95354
 TEL: (209) 575-4395
 FAX: (209) 578-4395

PLANNING EXHIBIT FOR
 PROPOSED TRUCK YARD
 S WALNUT AVENUE
 THIRDI OCK, CALIFORNIA 95310

PRELIMINARY
 DATE: _____
 SHEET: C1
 OF: 4



JUN - 2 2021

CITY OF TURLOCK
 PLANNING DIVISION

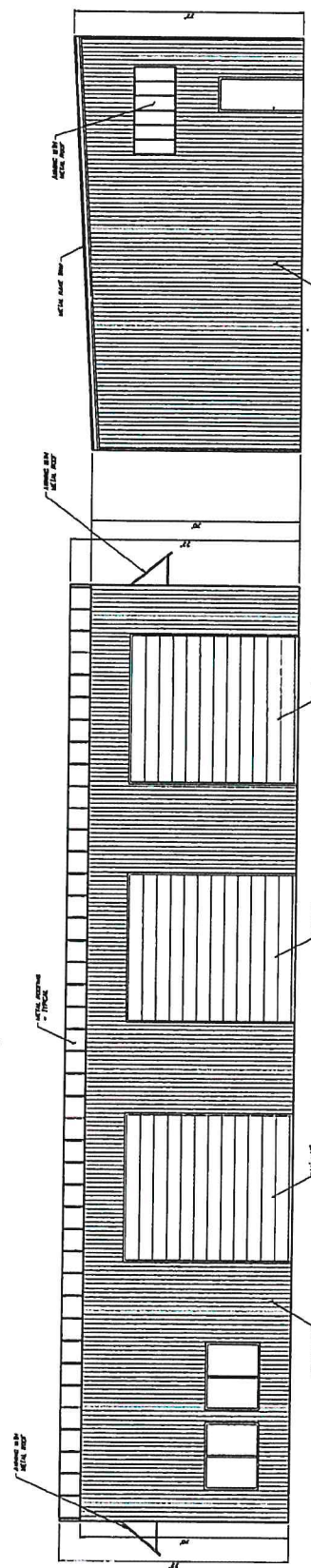
DATE	2011.06.27
BY	JK
CHECKED	JK
SCALE	AS SHOWN
PROJECT	PROPOSED TRUCK YARD
CLIENT	TRUCK & AUTO PARTS
ADDRESS	146 MATTHEW ROAD
CITY	MODesto, CA 95354
PHONE	TEL: (209) 535-4255
FAX	FAX: (209) 578-4255



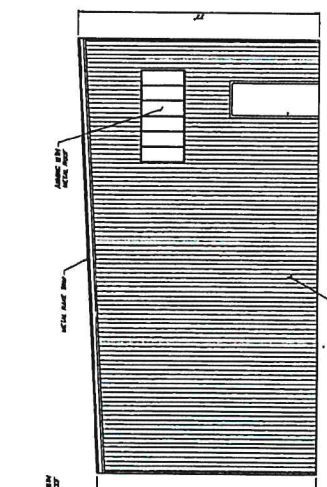
HAWKINS & ASSOCIATES ENGINEERING, INC.
 146 MATTHEW ROAD
 MODesto, CA 95354
 TEL: (209) 535-4255
 FAX: (209) 578-4255

PRELIMINARY ELEVATIONS
 PLANNING EXHIBIT FOR:
PROPOSED TRUCK YARD
 S WALNUT AVENUE
 THIRLOCK, CALIFORNIA 95380

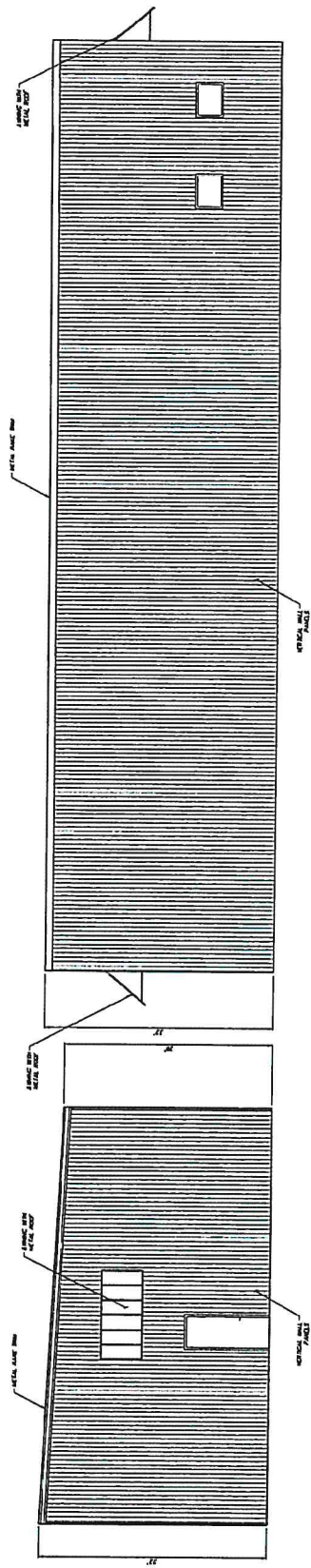
REVISIONS
 DATE: _____
 SUBJECT: C4
 OF: 4



FRONT ELEVATION
 SCALE: 1" = 3'



RIGHT ELEVATION
 SCALE: 1" = 3'



REAR ELEVATION
 SCALE: 1" = 3'

LEFT ELEVATION
 SCALE: 1" = 3'