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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.

July 1, 2021

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

PROJECT TITLE: MDP 2021-08 Turlock-Monte Vista LLC

PROJECT APPLICANT: Turlock-Monte Vista LLC (925-389-6836)

PROJECT DESCRIPTION: The applicant is requesting to develop a 12-acre parcel for a 348-unit multi-family residential project at 1525 W. Monte Vista Avenue (Stanislaus County APN: 071-004-009). The project will construct a total of 12 three-story buildings approximately 40' in height. Each unit will include a patio (1st floor apartments) or balcony area (2nd and 3rd story apartments). The apartment buildings are setback approximately 75' from the north and east property lines with a minimum 5' wide landscape area, parking stalls and drive aisles providing additional buffering from the residential subdivision to the north and the apartment complex to the east. Main access to the complex is provided from Monte Vista Avenue with two additional driveway entrances on North Walnut Road. Onsite improvements include parking, carports, landscaping, clubhouse and pool, and a 900 square foot children's outdoor play area. Off-site frontage improvements, including, curb, gutter and sidewalk will be installed along the West Monte Vista Avenue and North Walnut Road frontages.

PROJECT LOCATION: 1525 W Monte Vista Ave
Stanislaus County APN: 071-004-009-000

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.

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, 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.

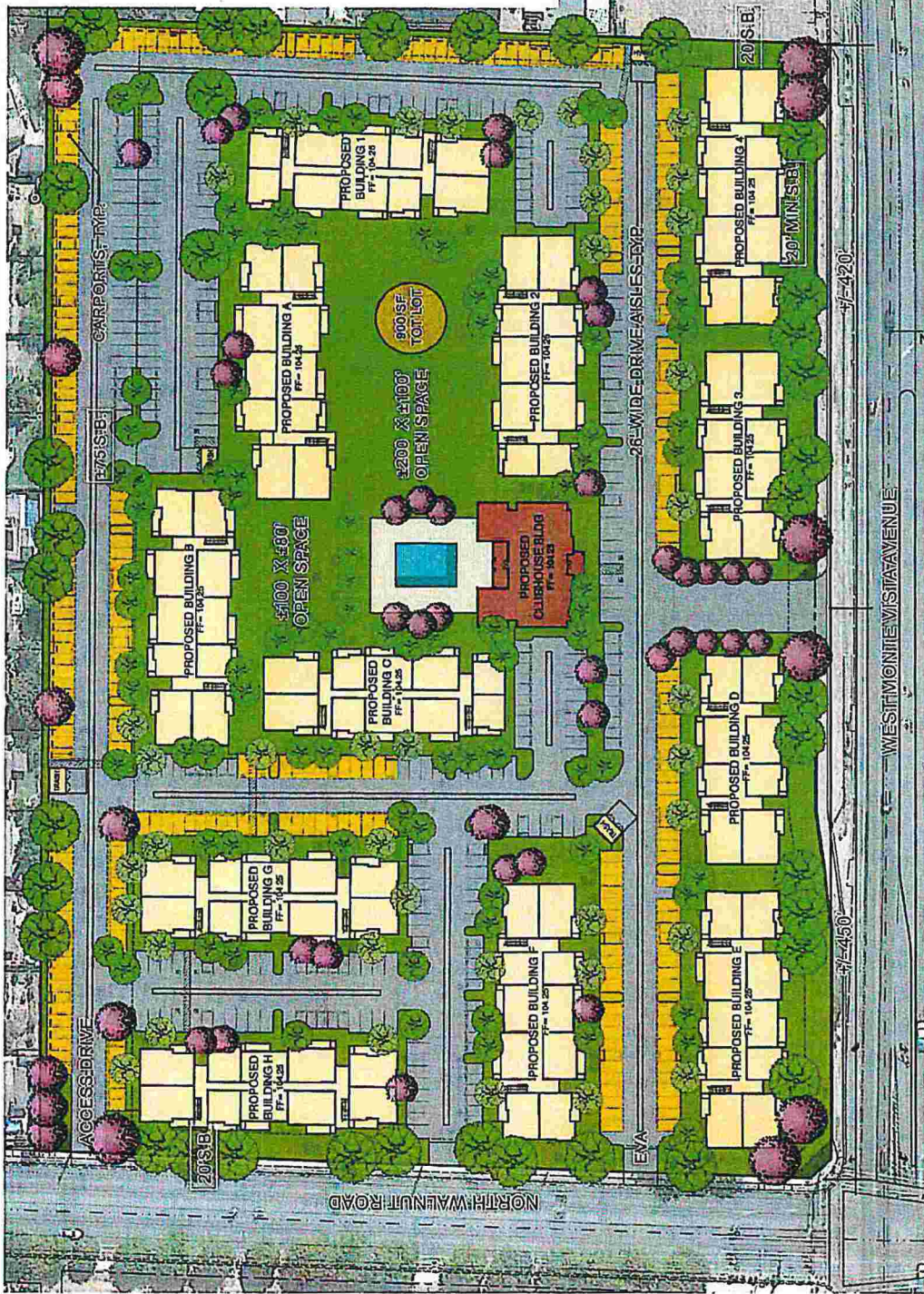
Documents used in preparation of this Proposed Mitigated Negative Declaration, are available for public review at:

City of Turlock, City Hall
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



Zoning: RH

3 Level Buildings (slab on grade with remote parking)

348 Units

12.0 Acres

29.0 du/acre

317,100 of total NRSF (101,000 of conventional/135,900 of student)

911 of average NRSF (838 of conventional/129 of student)

6,000 of housing/subsidies

MIX	Conk.	Student	Total
Plan A1 1 bedroom/1 bath	90	90	180
Plan B1 2 bedroom/2 bath	90	66	156
Plan B2 2 bedroom/2 bath	117	86	203
Plan C1 3 bedroom/2 bath	12	63	75
Plan C2 3 bedroom/2 bath	12	63	75
Total	219	129	348

OPEN SPACE

348 Units x 900 = 174,000 of Required

145,704 of Provided

24,700 Porches & Decks

180,404 SF Total Provided

PARKING

Required

Resident

348 Units x 1.50 spots = 522

Guest

348 Units x 0.25 spots = 87

TOTAL

609 (1.75 spots)

Open

810 (1.75 spots - up to 30% compact)

Notes: 303 Spacios Covered

BUILDING HEIGHT: 40' MAX

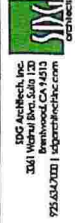
SITE PLAN
A0

REVISED
RECEIVED

JUN - 3 2021
CITY OF TURLOCK

MONTE VISTA APARTMENTS
Turlock, CA
June 2, 2021

TURLOCK MONTE VISTA, LLC





LEFT ELEVATION
 3 - UNIT
 1,200 SF



RIGHT ELEVATION
 2C - UNIT
 950 SF

2C - UNIT
 950 SF

3 - UNIT
 1,200 SF



FRONT ELEVATION
 REAR ELEVATION SIMILAR
 2C - UNIT
 950 SF

2B - UNIT
 950 SF

2A - UNIT
 850 SF

1B - UNIT
 650 SF

3 - UNIT
 1,200 SF

MONTE VISTA APARTMENTS
 Turlock, CA
 June 2, 2021

CONCEPTUAL BUILDING ELEVATIONS
 AT

TURLOCK MONTE VISTA, LLC

