

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.

July 30, 2021

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

PROJECT TITLE: PD 280, VTSM 2021-02 (Balisha Ranch)

PROJECT APPLICANT: Woodward Partners, LLC (925-393-2811)

PROJECT DESCRIPTION: The applicant is proposing to subdivide one 17.4-acre parcel into 50 single family residential lots. The subject property is located at 2930 E. Tuolumne Road, Stanislaus County APN 073-016-006. A Planned Development is proposed to allow for various deviations from the Very Low-Density Residential development standards in the East Tuolumne Master Plan (ETMP) detailed below. A dual use drainage basin will be installed and landscaped to handle the stormwater for the development as well as provide an open space area. The development will meet the required density of the Very Low-Density Residential Zoning District with a proposed density of 3 units per acre but exceptions to the 14,500 square foot minimum lot size are proposed as follows:

Lots 1 through 6 = 12,000 square feet;

Lots 7 through 15 and 22 through 32= 8,600 square feet

Lots 16 through 21= 8,000 square feet

Lots 33 through 37= 7,500 square feet

Lots 38 through 50= 11,000 square feet

Exceptions to the required setbacks are requested as detailed below:

Development Standards for all lots

	ETMP Required Standard	Proposed Planned Development
Minimum Lot Width	90' minimum	70' minimum
Cul-De-Sac Minimum Frontage	60' minimum	40' minimum
Corner Yard Setbacks:		
Living Space (1 st Story)	25' minimum	20' minimum
Living Space (2 nd Story)	30' minimum	25' minimum
Garage	35' minimum	25' minimum

Development Standards for lots 7 through 39

	ETMP Required Standard	Proposed Planned Development
<i>Front Yard Setbacks:</i>		
Porch	20' minimum	15' minimum
Living Space (1 st Story)	25' minimum	20' minimum
Living Space (2 nd Story)	30' minimum	25' minimum
Garage	35' minimum	25' minimum

PROJECT LOCATION: 2930 E Tuolumne Rd
Stanislaus County APN: 073-016-006

RESPONSE PERIOD STARTS: July 30, 2021
RESPONSE PERIOD ENDS: August 30, 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 Turlock General Plan EIR and the ETMP.
2. All feasible mitigation measures developed in the General Plan EIR and East Tuolumne Master Plan Mitigated Negative Declaration has 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 and ETMP 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
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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