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**FILED**

July 18, 2022

DONNA LINDER

STANISLAUS COUNTY  
CLERK-RECORDER

By:   
Deputy Clerk

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

When Filed Mail To:  
Same as above

SPACE ABOVE THIS Li

**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 18, 2022

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

**PROJECT TITLE:** MDP 2022-05  
**PROJECT APPLICANT:** Maracor Development, Inc. (925-389-6836)  
**APPLICANT ADDRESS:** 61 Moraga Way, Ste 4, Orinda CA 94563

**PROJECT DESCRIPTION:** The applicant is requesting to develop an 8.58-acre parcel for a 261-unit multi-family residential project at 4131 Geer Road (Stanislaus County APN: 071-066-067). The project will construct a total of 9 three-story buildings approximately 40' in height. Each unit will include a patio (1<sup>st</sup> floor apartments) or balcony area (2<sup>nd</sup> and 3<sup>rd</sup> story apartments). The apartment buildings are setback approximately 45' from the north and west property lines with a minimum 5' wide landscape area, parking stalls and drive aisles providing additional buffering from the residential subdivisions to the north and west. Main access to the complex is provided by driveways on Geer Road and Christoffersen Parkway. 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 Geer Road and Christoffersen Parkway frontages

**PROJECT LOCATION:** 4131 Geer Road  
Stanislaus County APN: 071-066-067

**RESPONSE PERIOD STARTS:** July 18, 2022  
**RESPONSE PERIOD ENDS:** August 18, 2022 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  
ENVIRONMENTAL REVIEW

Enclosure: Initial Study  
Site Plan