

Posting Requested By:

City of Turlock
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December 4, 2023

CITY OF TURLOCK

Proposed Mitigated Negative Declaration

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

**1) PROJECT TITLE: General Plan Amendment 2022-01, Rezone 2022-01, VTSM 22-01
[Baxter Homes]**

SCH #:

PROJECT APPLICANT: Rachel Baxter

PROJECT DESCRIPTION: The applicant is requesting a General Plan Amendment and Rezone of a 0.91-acre property at 1598 East Avenue (Stanislaus County APN 043-027-034). The specific request is to amend the General Plan land use designation from Community Commercial (CC) to Low Density Residential and Rezone the property from Community Commercial to Residential Low Density 4.5 to allow for the subdivision of the parcel into 6 single-family residential lots. The proposed residential lots range in size from 6,084 square feet to 8,670 square feet with lot widths ranging from 50' to 73' and lot depths ranging from 119' to 125' conforming to the standards established in the RL4.5 zoning district. The overall density of the proposed residential project is approximately six (6) dwellings per acre. Approval of the tentative subdivision map is contingent on approval of the General Plan Amendment and Rezone of the property. Off-site improvements will include curb, gutters, and sidewalks.

PROJECT LOCATION: 1598 East Avenue
(Stanislaus County APN 043-027-034)

RESPONSE PERIOD STARTS: December 4, 2023
RESPONSE PERIOD ENDS: January 4, 2024 at 5:00 PM

PUBLIC HEARING: January 4, 2024

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.
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 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 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
Telephone: (209) 668-5640

You can view the Initial Study Checklist and any related documents for this project on our website at: <https://ci.turlock.ca.us/buildinginturlock/planninglandusepermitting/planningprojects/>

BY: _____
KATIE QUINTERO
SENIOR PLANNER
ENVIRONMENTAL REVIEW

Enclosure: Initial Study
Site Plan