

**Posting Requested By:**

City of Turlock  
Planning Division  
156 S. Broadway, Suite 120  
Turlock, CA 95380-5456  
Phone: (209) 668-5640

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December 6, 2024

**CITY OF TURLOCK**

**Proposed Mitigated Negative Declaration**

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

**PROJECT TITLE:** GPA 2024-01, Rezone 2024-02, Planned Development 284, VTSM 2024-01

**PROJECT APPLICANT:** Bright Development – (209) 652-3721  
1620 N. Carpenter Road, Bldg. B  
Modesto, CA 95351

**PROJECT DESCRIPTION:** The applicant is proposing to subdivide two parcels totaling 13.61 acres, into 114 single-family residential lots. The subject properties are located at 1601 W. Monte Vista Avenue and 3201 Four Seasons Drive, Stanislaus County APNs 087-012-053 and 087-008-085.

The 9.86-acre parcel located at 1601 W. Monte Vista Avenue is zoned Community Commercial (CC) with an underlying General Plan Designation of Community Commercial (CC). The request is to amend the General Plan Designation of Community Commercial (CC) to Medium Density Residential (MDR) and rezone the property from Community Commercial to PD 284 to facilitate the subdivision of the 9.86-acre parcel into single-family residential lots. The 3.75-acre parcel located at 3201 Four Seasons Drive is zoned Medium Density Residential (RM) with a General Plan designation of Medium Density Residential (MDR). The 3.75-acre parcel will be rezoned from Medium Density Residential to PD 284 to facilitate the subdivision of the property into single-family lots.

The proposed lots will range in size from 3,150 square feet to 5,488 square feet. The entrance into the development will be from Snowbird Drive. All internal roadways will be private roads. A General Plan Amendment, Rezone and Planned Development are proposed to allow for the amendment to the underlying general plan designation and rezoning of the commercial property for residential use, deviations from the development standards in the Medium Density Residential (RM) zoning district, and the proposed internal private roads. The proposed setbacks for the development will be 10' front yard, 16' rear yard, 10' corner side yard and 5' interior side yard. All setbacks are measured from the property line to the nearest portion of the building. 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. A masonry wall is proposed to be constructed along the N. Walnut Road, W. Monte Vista

Avenue, and Four Seasons Drive property lines. Off-site improvements including curb, gutter, and sidewalks will be installed along the W. Monte Vista Avenue, Four Seasons Drive, Snowbird Drive, and N. Walnut Road frontages.

**PROJECT LOCATION:** 1601 W. Monte Vista Avenue, APN 087-012-053  
3201 Four Seasons Drive, APN 087-008-085

**RESPONSE PERIOD STARTS:** December 10 2024  
**RESPONSE PERIOD ENDS:** February 6, 2025 at 5:00 PM

**PUBLIC HEARING:** February 6, 2025

**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: Adrienne Werner  
ADRIENNE WERNER  
DEVELOPMENT SERVICES DIRECTOR  
ENVIRONMENTAL REVIEW