

**Posting Requested By:**

City of Turlock  
Planning Division  
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March 4, 2025

**CITY OF TURLOCK**

**Proposed Mitigated Negative Declaration**

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

**PROJECT TITLE:** Planned Development 285 (PD285), Rezone 25-01, and VTSM 25-01

**PROJECT APPLICANT:** Torre Reich Construction – (209) 668-8721  
219 N. Broadway  
Turlock, CA 95380

**PROJECT DESCRIPTION:** The applicant has submitted an application for a Vesting Tentative Subdivision map to subdivide one 11.42-acre parcel into 22 single family residential lots. The subject property is located at 3130 E. Tuolumne Road, Stanislaus County APN 073-016-007. A rezoning of the property to Planned Development 285 is proposed to allow for various deviations from the Very Low-Density Residential development standards in the East Tuolumne Master Plan (ETMP) as 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 development standards are proposed as follows:

**Exceptions to the ETMP Development Standards for lots 1-3 (Fronting Tuolumne)**

	<b>ETMP Required Standard</b>	<b>Lots 1-3 Fronting Tuolumne</b>
Minimum Lot Width	90'	75'
<b>Setbacks:</b>		
<b>Interior Side</b>		
Porch	10'	5'
Living Space	10'	5'
Garage	10'	5'

**Exception to the ETMP Development Standards for all lots:**

<b>Setbacks:</b>	<b>ETMP Required Standard</b>	<b>Proposed Standards for all lots</b>
<b>Front:</b>		
Living Space (2 <sup>nd</sup> Story)	30'	25'
Garage	35'	25'
<b>Corner Yard:</b>		

Porch	20'	15'
Living Space (1 <sup>st</sup> Story)	25'	15'
Living Space (2 <sup>nd</sup> Story)	30'	15'
Garage	35'	15'
<b>Rear:</b>		
Living Space	30'	10'

**Development Standards for lots 13 through 22 (Along Waring Road)**

	ETMP Required Standard	Proposed Planned Development
<b>Rear Yard Setbacks:</b>		
Living Space	45' minimum	25' minimum

**PROJECT LOCATION:** 3130 E. Tuolumne Road, Stanislaus County APN 073-016-007

**RESPONSE PERIOD STARTS:** March 4, 2025

**RESPONSE PERIOD ENDS:** April 3, 2025 at 5:00 PM

**PUBLIC HEARING:** April 3, 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:   
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KATIE QUINTERO  
PLANNING MANAGER  
ENVIRONMENTAL REVIEW