

**FILING REQUESTED BY:**  
CITY OF TURLOCK

2019018389

FILED

2019 JAN 22 AM 11:03

**When Filed Mail to:**  
City of Turlock  
Development Services, Planning Division  
156 S. Broadway, Suite 120  
Turlock, CA 95380

STANISLAUS CO. CLERK-RECORDED  
ASHIKA NARAYAN

January 22, 2019

**CITY OF TURLOCK  
NOTICE OF EXEMPTION**

**To:** Office of Planning and Research  
P. O. Box 3044, Room 113  
Sacramento, CA 95812-3044

**From:** City of Turlock  
156 S. Broadway Ste 120  
Turlock, CA 95380

**Tel:** (209) 668-5640

County Clerk  
County of Stanislaus  
P. O. Box 1670  
Modesto, CA 95354

**PROJECT TITLE:** Amendment to Planned Development 241 (Park Villas) 2018-02

**PROJECT APPLICANT:** Cal Mill Engineering

**PROJECT LOCATION- SPECIFIC:** 3200 Atherstone Road, Assessor's Parcel No. 087-029-003-000

**PROJECT LOCATION – CITY:** Turlock      **PROJECT LOCATION – COUNTY:** Stanislaus

**DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARIES OF PROJECT:** The applicant is requesting to amend a previously approved Planned Development and vesting tentative subdivision map on an approximately 7.15-acre parcel which approved the development of a 140-unit air space condominium project. The amendment would allow for an increase in the number of units from 140 to 175, increasing the proposed density from 19.5 dwelling units per acre to 24.5, within the allowable density permitted in the High Density Residential (RH) zoning district of 15 to 30 units per acres. The amendment will also allow the property to be developed as condominiums with individual air-space units, or as one parcel developed as an apartment complex under one owner. The Planned Development will also allow the project to exceed the maximum height limitation of the RH zoning district of 40' with a maximum height for the proposed buildings of 42'. Three hundred-seventy on-site parking spaces are proposed in accordance with the Municipal Code parking requirements.

**NAME OF PUBLIC AGENCY APPROVING PROJECT:** City of Turlock

**NAME OF PERSON OR AGENCY CARRYING OUT PROJECT:** Cal Mill Engineering

**PROJECT APPROVAL DATE:** January 17, 2019

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**EXEMPT STATUS:**

- Ministerial (Section 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15629(b)(c))
- Categorical Exemption. State type and section number: 15162
- Statutory Exemptions. State code number: \_\_\_\_\_

**REASON WHY PROJECT IS EXEMPT:** None of the conditions described under Section 15162 of the State CEQA Guidelines requiring a subsequent or supplemental Negative Declaration have occurred. New significant environmental effects or a substantial increase in the severity of previously identified significant effects are not expected. In addition, no substantial changes have occurred with respect to the circumstances under which the project will be undertaken. The minor changes and additions to the project are consistent with Section 15164 of the State CEQA Guidelines, and an Addendum to the previously certified Negative Declaration is the appropriate CEQA documentation.

**LEAD AGENCY**

Contact Person: Katie Quintero, Principal Planner Area Code/Telephone/Extension: (209) 668-5640

**If filed by applicant:**

1. Attach certified document of exemption finding
2. Has a Notice of Exemption been filed by the public agency approving the project?  yes  no

Signature: Katie Quintero Date: 1/22/19 Title: Principal Planner

Signed by Lead Agency  Signed by Applicant

Date received for filing at OPR: \_\_\_\_\_

Authority cited: Sections 21083 and 21110, Public Resources Code.  
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Governor's Office of Planning & Research

JAN 22 2019

STATE CLEARINGHOUSE