

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

When Filed Mail To:
Same as above

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2019 MAR 29 AM 8:11

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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.

March 29, 2019

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

PROJECT TITLE: GENERAL PLAN AMENDMENT 2019-01
REZONE 2019-01
PLANNED DEVELOPMENT 277 (PD277)
(3131 Colorado Ave)

SCH #: 2019029143

PROJECT APPLICANT: Dr. Robert McCulla
Turlock Dental Care
990 Delbon Ave
Turlock CA 95382

PROJECT DESCRIPTION: The applicant is requesting a General Plan Amendment and Rezone of the property from Medium Density Residential, Planned Development 256 to Commercial Office (CO) to allow for the construction of a 7,112 square foot dental office and a 3,727 square foot medical and/or professional office building. On the approximately 1.4 acre parcel located at 3131 Colorado Avenue, Stanislaus County APN 072-012-056. A Planned Development application is also included in this request to further limit the allowable uses on the site to medical or professional office uses. Approximately eighty parking spaces are proposed to accommodate the development. On-site improvements such as paving, landscaping and parking lot striping will also be installed.

PROJECT LOCATION: 3131 Colorado Ave
Stanislaus County APN: 072-012-056

RESPONSE PERIOD STARTS: March 29, 2019
RESPONSE PERIOD ENDS: May 2, 2019 at 5:00 PM

PUBLIC HEARING: May 2, 2019 at 6:00 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:

Date removed from posting

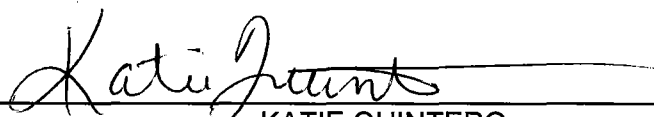
5/2/19

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
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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
PRINCIPAL PLANNER & INTERIM PLANNING MANAGER
ENVIRONMENTAL REVIEW

Enclosure: Initial Study
Site Plan