

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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**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 28, 2019

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

**PROJECT TITLE:** GENERAL PLAN AMENDMENT 2019-01  
REZONE 2019-02  
PLANNED DEVELOPMENT 276 (PD276)  
(WARRIOR CROSSINGS)

**SCH #:** 2019029142

**PROJECT APPLICANT:** TURLOCK RETAIL, LP  
940 EMMETT AVENUE, SUITE 200  
BELMONT, CA 94002

**PROJECT DESCRIPTION:** The applicant is requesting a General Plan Amendment and Rezone of a 1.4-acre property from High Density Residential (RH) to Community Commercial (CC) to allow for the construction of an 832 square foot drive-through coffee kiosk and an approximately 6,776 square foot multi-tenant commercial/retail building. Access to the commercial center is provided from Crowell Road and a right-in, right-out only driveway accessed from Monte Vista Avenue. A Planned Development application is also included in the request to establish the uses permitted in the retail center. On- and off-site improvements including paving, parking lot striping, landscaping, and frontage improvements along Crowell and Monte Vista Avenue are also proposed.

**PROJECT LOCATION:** 1201 W. Monte Vista Avenue  
Stanislaus County APN 071-004-012

**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.

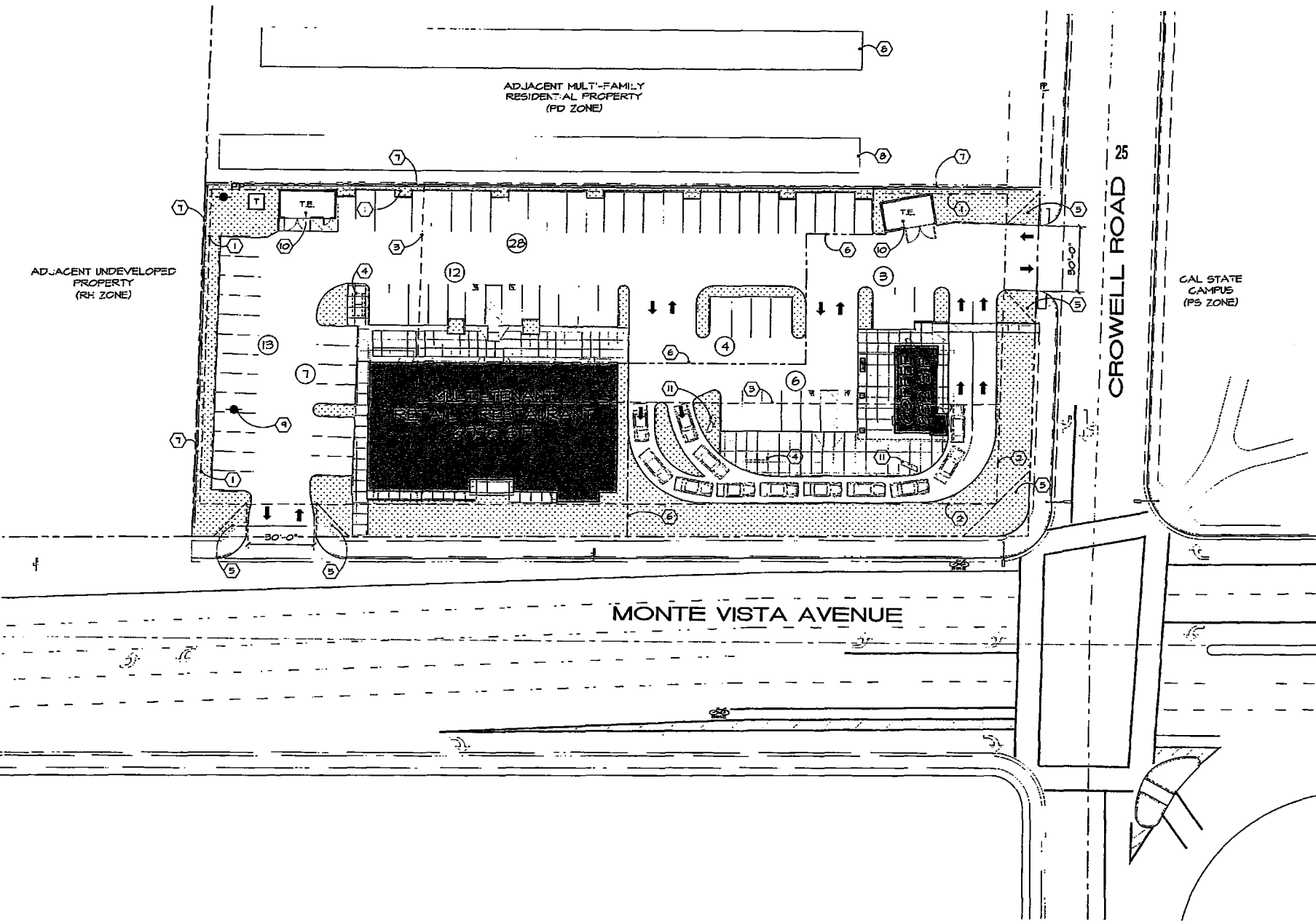
Documents used in preparation of this Proposed Mitigated Negative Declaration, are available for public review at:

City of Turlock, City Hall  
Planning Division  
156 South Broadway, Suite 120  
Turlock, CA 95380-5456  
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



LAND USE DESIGNATION  
 ZONING (CURRENT): RM - RESM 1  
 ZONING (PROPOSED): PD - PLAN  
 PROPOSED PLANNED DEVELOPMENT TO COMPLY WITH PROVISIONS OF SSC + COMMUNITY CODE AS NOTED. SEWERAGE SHALL BE ALLOWED SHEETS SC AND SS.  
 GENERAL PLAN (CURRENT): HIGH DENSITY  
 GENERAL PLAN (PROPOSED): COMMUNITY

CARSON SHEETS

BUILDING USE	AREA	PARKING	SF	GAL.
DUTCH BROS COFFEE				
CAFE/RESTAURANT	650	1400		
MULTI-TENANT RETAIL	600	1300		
CAFE/RESTAURANT	6000	1400		
MERCHANDISE	700	6000		
TOTAL				

STREET LIGHTING STANDARDS  
 COMPACT 100% ACCESSIBLE

PARCEL AREA

PARCEL	SQ. FEET	ACRES
DUTCH BROS	32240	0.74
MULTI-TENANT	35228	0.81
TOTAL	67468	1.55

LANDSCAPE AREA 12140 (20.28%)  
 FLOOR AREA RATIO .3

- NOTES
- 5' SIDE AND REAR YARD ADJACENT
  - 5' FRONT YARD (DASHED)
  - 100' DRIVE-THRU SEWERAGE (DASHED)
  - 11' HIGH 3-POSITION BICYCLE RACK
  - CLEAR VISION TRIANGLE
  - PROPOSED NEW PARCEL LINE
  - 6-FOOT HIGH MASONRY SCREEN WALL
  - CARPORTS ON ADJACENT PROPERTY
  - POWER POLE TO BE RELOCATED
  - COVERED TRASH ENCLOSURE
  - LED, BACK-LIT VIEW BOARD

LANDSCAPE CALCULAT

PARCEL	PARCEL AREA	SQ. FEET
DUTCH BROS COFFEE	32240	
MULTI-TENANT	35228	
TOTAL	67468	
LANDSCAPE %		60.80

LEISURE

LANDSCAPE	CONCRETE SIDE

**ACUFF ARCH**  
 7 Brookwood Ct. Lot 4  
 925 334 2245

PROJECT NAME  
**WARRIOR CROSSING**

NEC MONTE VISTA AVE & CROW  
 TURLOCK, CA 95362

DRAWING TITLE  
**SITE PLAN**