

**Posting Requested By:**

City of Turlock  
Planning Division  
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**When Posted Mail To:**  
*Same as above*

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2019 OCT 22 AM 11:46

STANISLAUS CO. CLERK-RECORDER

ASHIKA NARAYAN

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October 22, 2019

**CITY OF TURLOCK  
NOTICE OF DETERMINATION**

**Mitigated Negative Declaration**

**SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.**

**STATE CLEARINGHOUSE NUMBER (if applicable): 2019079112**

**PROJECT TITLE: CONDITIONAL USE PERMIT 2019-02-JESSICA'S HOUSE**

**PROJECT APPLICANT: EMC HEALTH INC**

**PROJECT LOCATION:** The proposed project is located at 4105 Crowell Rd., Turlock CA  
(Stanislaus County APN: 071-001-011)

**PROJECT DESCRIPTION:** The project consists of a request for approval to construct one new 15,600 square foot building for Jessica's House on the vacant portion of the property located at 4105 Crowell Road (Stanislaus County APN 071-001-011), currently developed with the Cornerstone Covenant Church and one approximately 400 square foot storage building. The main building is a two-story building to be designed to look like a craftsman style home. This building will provide meeting spaces, gathering rooms, specialty grief related therapeutic rooms as well as offices and administrative space for Jessica's House staff and volunteers.

Approximately 70 additional parking spaces will be added to the site along with an outdoor courtyard and children's play area. The facility is open Monday through Friday from 7:30 a.m. to 4:30 p.m. Group sessions are held Monday through Thursday from 3:00 p.m. to 8:30 p.m. Volunteer group leaders meet after sessions and close the facility by 10:00 p.m. Occasional special events will be held on the site such as bereavement camps or special events for National Grief Awareness day but will not exceed 5 events per year.

**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. 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.
4. 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.

5. Pursuant to Public Resources Code Section 21157.6(a), having reviewed the General Plan EIR, the City of Turlock finds and determines that:
  - g) no substantial changes have occurred with respect to the circumstances under which the General Plan EIR was certified, and
  - h) 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.
6. Pursuant to CEQA Guidelines Section 15162, having reviewed the General Plan EIR, the City of Turlock finds and determines that, based on substantial evidence in the light of the whole record, that new information of substantial importance shows that significant environmental effects have been identified, but that 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.
7. The City has further determined, pursuant to CEQA Guidelines Section 15070(b) that:
  - g) Revisions to the project plans or proposals made by, or agreed to by the applicant before a proposed mitigated negative declaration and initial study are released for public review, would avoid the effects or mitigate the effect to a point where clearly no significant effects would occur; and
  - h) There is no substantial evidence, in light of the whole record before the agency, that the project as revised may have a significant effect on the environment.

**PROJECT APPROVAL DATE:** October 17, 2019  
**APPROVAL:** Conditional Use Permit 2019-02

**DETERMINATION:** This is to advise that the City of Turlock has approved and has made the following determinations regarding the project as described above.

1. The project  **will not** have a significant effect on the environment.
2. An Environmental Impact Report  **was not** prepared for this project pursuant to the provisions of CEQA.
3. A Mitigated Negative Declaration  **was**, prepared for this project pursuant to the provisions of CEQA.
4. Mitigation measures  **were** made a condition of the approval of the project.
5. A mitigation monitoring plan/program  **was** adopted for this project.
6. A statement of Overriding Considerations  **was not** adopted for this project.
7. Findings were made pursuant to the provisions of CEQA.

This is to certify that documentation for the  **Mitigated Negative Declaration**  Final Environmental Impact Report with comments and responses and record of project approval is available to the general public at:

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

This documentation can also be found on our website at  
<http://ci.turlock.ca.us/buildinginturlock/planninglandusepermitting/planningprojects/activeprojects.asp>

BY:   
KATIE QUINTERO

DEPUTY DIRECTOR OF DEVELOPMENT SERVICES/PLANNING MANAGER

Environmental Review

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