

**Posting Requested By:**

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

**When Posted Mail To:**

*Same as above*

**FILED**

21 MAY 12 PM 12:45

STANISLAUS CO. CLERK-RECORDER

**Jennine Creekmore**

BY \_\_\_\_\_

SPACE ABOVE THIS LINE FOR CLERK'S USE ONLY

May 12, 2021

**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):**

**PROJECT TITLE: PLANNED DEVELOPMENT 279, REZONE 2020-01, & VTSM 2020-02 (Florsheim Home)**  
**PROJECT APPLICANT: NRB INVESTMENTS, 1701 W MARCH LN SUITE D, STOCKTON CA 95207**

**APPLICANT PHONE NUMBER: (209) 473-1106**

**PROJECT LOCATION: 1137, 1201, & 1233 FIFTH ST(Stanislaus County APN: 043-056-001, 043-016-004, & 043-016-005)**

**PROJECT DESCRIPTION:** The applicant is proposing to subdivide three parcels totaling 15.86 acres, into 178 single-family residential lots. The subject properties are located at 1137, 1201 and 1233 5<sup>th</sup> Street, Stanislaus County APNs 043-059-001, 043-016-004 & 005. The 4.769 acre parcel located at 1137 5<sup>th</sup> Street is zoned Medium Density Residential (R-M). The other two parcels, 1201 and 1233 5<sup>th</sup> Street are zoned High Density Residential (RH). The lots will range in size from 4,724 square feet to 2,160 square feet. The entrance into the development will be gated and all internal roadways will be private roads. A Planned Development is proposed to allow for the gating of the project as well as deviations from the lot size standards and the setbacks. The proposed setbacks for the development will be 5' front yard, 10' rear yard, 9' corner side yard and 4' interior side yard. Dual use drainage basins will be installed and landscaped to handle the stormwater for the development as well as provide open space areas.

**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.

**PROJECT APPROVAL DATE:** May 11, 2021

**APPROVAL:** PLANNED DEVELOPMENT 279, REZONE 2020-01, & VTSM 2020-02 (Florsheim Home)

**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/citydepartments/developmentservices/planning/projectenvironmentaldocuments/>

BY: Katie Quintero  
KATIE QUINTERO  
DEPUTY DIRECTOR DEVELOPMENT SERVICES/PLANNING MANAGER  
ENVIRONMENTAL REVIEW  
CITY OF TURLOCK

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