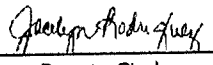


**FILED**

June 24, 2021

DONNA LINDER

STANISLAUS COUNTY  
CLERK-RECORDERBy:   
Deputy ClerkFiling Requested By:  
City of Turlock  
Planning Division  
156 S. Broadway, Suite 120  
Turlock, CA 95380-5456When Filed Mail To:  
Same as above

SPACE ABOVE THIS LINE RESERVED FOR CLERK'S USE ONLY

**CITY OF TURLOCK** **Proposed Mitigated Negative Declaration**City of Turlock  
156 S. Broadway, Suite 120  
Turlock, CA 95380-5456  
Telephone: (209) 668-5640

June 24, 2021

Project located in Stanislaus County.  
Time period provided for review: 30 days.**NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION****PROJECT TITLE:** VTSM 2021-01 Florsheim Homes-Crowell Subdivision**PROJECT APPLICANT:** NRB Investments LLC**PROJECT DESCRIPTION:** The applicant is proposing to subdivide the approximately 6.5-acre parcel located at 4510 Crowell Road, Stanislaus County APN 071-002-012, into 32 single-family residential lots. The existing church and on-site improvements will be removed. The subject property is zoned Low Density Residential and the lots will range in size from 5,340 to 9,264 square feet in accordance with the zoning district standards.**PROJECT LOCATION:** 4510 Crowell Rd  
Stanislaus County APN: 071-002-012-000**RESPONSE PERIOD STARTS:** June 24, 2021  
**RESPONSE PERIOD ENDS:** July 24, 2021 at 5:00 PM**PUBLIC HEARING:** City of Turlock Planning Commission  
August 5, 2021, 6:00 P.M.**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:**

1. Pursuant to CEQA Guidelines Section 15162, the proposed activity is adequately described and is within the scope of the General Plan.
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

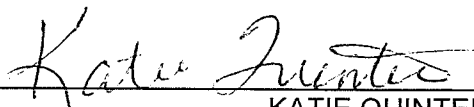
not adequately analyzed in the General Plan, but feasible mitigation measures have been incorporated to revise the proposed subsequent project to avoid or mitigate the identified effects to a point where clearly no significant effects would occur.

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  
DEPUTY DIRECTOR DEVELOPMENT SERVICES/PLANNING MANAGER  
ENVIRONMENTAL REVIEW

Enclosure: Initial Study  
Site Plan