



State of California - Department of Fish and Wildlife
2017 ENVIRONMENTAL FILING FEE CASH RECEIPT
 DFW 753.5a (Rev. 01/01/17) Previously DFG 753.5a

Print **StartOver** **Finalize&Email**

RECEIPT NUMBER:
 50 — 2017 — 068
 STATE CLEARINGHOUSE NUMBER (If applicable)
 2017042019

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY City of Turlock Planning Division	LEAD AGENCY EMAIL	DATE 06/15/2017
COUNTY/STATE AGENCY OF FILING Stanislaus	DOCUMENT NUMBER 2017-068	

PROJECT TITLE
 General Plan Amendment 2016-01, Rezone 2016-01 (Northwest Triangle Specific Plan Update)

PROJECT APPLICANT NAME City of Turlock	PROJECT APPLICANT EMAIL	PHONE NUMBER (209) 668-5640
PROJECT APPLICANT ADDRESS 156 S. Broadway, Suite 120	CITY Turlock	STATE CA
		ZIP CODE 95380

PROJECT APPLICANT (Check appropriate box)

Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity


CHECK APPLICABLE FEES:

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,078.25	\$	0.00
<input checked="" type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)	\$2,216.25	\$	2,216.25
<input type="checkbox"/> Certified Regulatory Program document (CRP)	\$1,046.50	\$	0.00
<input type="checkbox"/> Exempt from fee			
<input type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)			
<hr/>			
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	0.00
<input checked="" type="checkbox"/> County documentary handling fee		\$	57.00
<input type="checkbox"/> Other		\$	

PAYMENT METHOD:

Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ 2,273.25

SIGNATURE 	AGENCY OF FILING PRINTED NAME AND TITLE Adam Loera Legal Clerk
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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

2017 JUN 15 AM 8:19

STANISLAUS CO. CLERK-RECORDER

Adam Lopez

SPACE ABOVE THIS LINE FOR CLERK'S USE ONLY

June 14, 2017

**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): 2017042019

PROJECT TITLE: General Plan Amendment 2016-01, Rezone 2016-01 (Northwest Triangle Specific Plan Update)

PROJECT APPLICANT: City of Turlock

PROJECT LOCATION: 1598 & 1812 N Tegner, 2530, 2918 & 3000 W Tuolumne Road & 3525 W. Monte Vista Avenue as well as updating standards applying to all properties within the Specific Plan area.

PROJECT DESCRIPTION: The Northwest Triangle Specific Plan area consists of approximately 800 acres in the northwestern part of the city largely within a triangle area created by Golden State Boulevard, State Highway 99, and Fulkerth Road. See attached map for exact boundary. The Northwest Triangle Specific Plan was adopted in 1995 and was amended in 2004. This update to the specific plan will re-designate six properties within the Specific Plan area. The General Plan designation for 1812 N Tegner (APN: 088-010-027), 1598 N Tegner (APN: 088-010-028), 3000 W Tuolumne (APN 088-010-001) and 2918 Tuolumne Road (APN 088-010-023) will be amended from Highway Commercial (HWC) to Community Commercial (CC) and will be rezoned from Agriculture (A) to Community Commercial (CC). The General Plan designation for 2530 W. Tuolumne Road (APN: 088-010-053) will be changed from Community Commercial (CC) to Community Commercial/Medium Density Residential (CC/MDR) and rezoned from Park (P) to Community Commercial/Medium Density Residential (CC/RM). The General Plan designation for 3525 W Monte Vista Avenue (APN 087-003-018) will be designated Highway Commercial (HWC) and will be pre-zoned Commercial Thoroughfare, this property will have to be annexed into the City by the property owner before development could occur. Minor updates will also be made to the Specific Plan to ensure consistency with the updated 2012 General Plan policies and current regulations.

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:
 - 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.
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:
 - a. 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
 - b. 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: June 13, 2017

APPROVAL: General Plan Amendment 2016-01, Rezone 2016-01 (Northwest Triangle Specific Plan Update)

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.

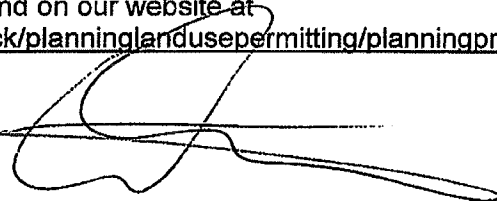
-
5. A mitigation monitoring plan/program was adopted for this project.
 6. A statement of Overriding Considerations was not adopted for this project.
 7. Findings were made pursuant to the provisions of CEQA.

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: _____


Debra A. Whitmore
Deputy Director of Development Services/Planning Manager
Environmental Review

Date Received for filing at OPR: _____