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City of Turlock
Planning Division
156 S. Broadway, Suite 120
Turlock, CA 95380-5456

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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.

February 3, 2021

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

PROJECT TITLE: Minor Discretionary Permit 2020-26 (Tarjinder Shergill)

PROJECT APPLICANT: Tarjinder Shergill

PROJECT DESCRIPTION: The applicant is proposing to develop a 10-acre parcel at 1037 S. Kilroy Road (Stanislaus County APN 044-010-011) for semi-truck and trailer parking. The project will be constructed in two phases. Phase 1 will develop approximately 4.5-acres for 72 truck/trailer parking spaces and 8 personal automobile parking spaces. Full frontage improvements, including curb, gutter, and sidewalk will be constructed along Kilroy Road as part of Phase 1. The existing house will remain and used as a residence. Onsite paving, landscaping, security lighting, and perimeter fencing will also be constructed as part of Phase I.

Phase 2 will develop the remaining approximately 6-acres with an additional 86 truck/trailer parking spaces. Phase 2 is anticipated to begin 24-36 after the completion of Phase 1.

PROJECT LOCATION: 1037 S Kilroy Rd
Stanislaus County APN: 044-010-011

RESPONSE PERIOD STARTS: February 3, 2021
RESPONSE PERIOD ENDS: March 8, 2021 at 5:00 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:

1. Pursuant to CEQA Guidelines Section 15162, the proposed activity is adequately described and is within the scope of the General Plan EIR and the WISP MEIR and Addendum.
2. All feasible mitigation measures developed in the General Plan EIR and WISP EIR and Addendum 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 or WISP EIR and Addendum, but feasible mitigation measures have been

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Page 2 of 2

- 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 and WISP EIR and Addendum 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

MINOR

DISCRETIONARY

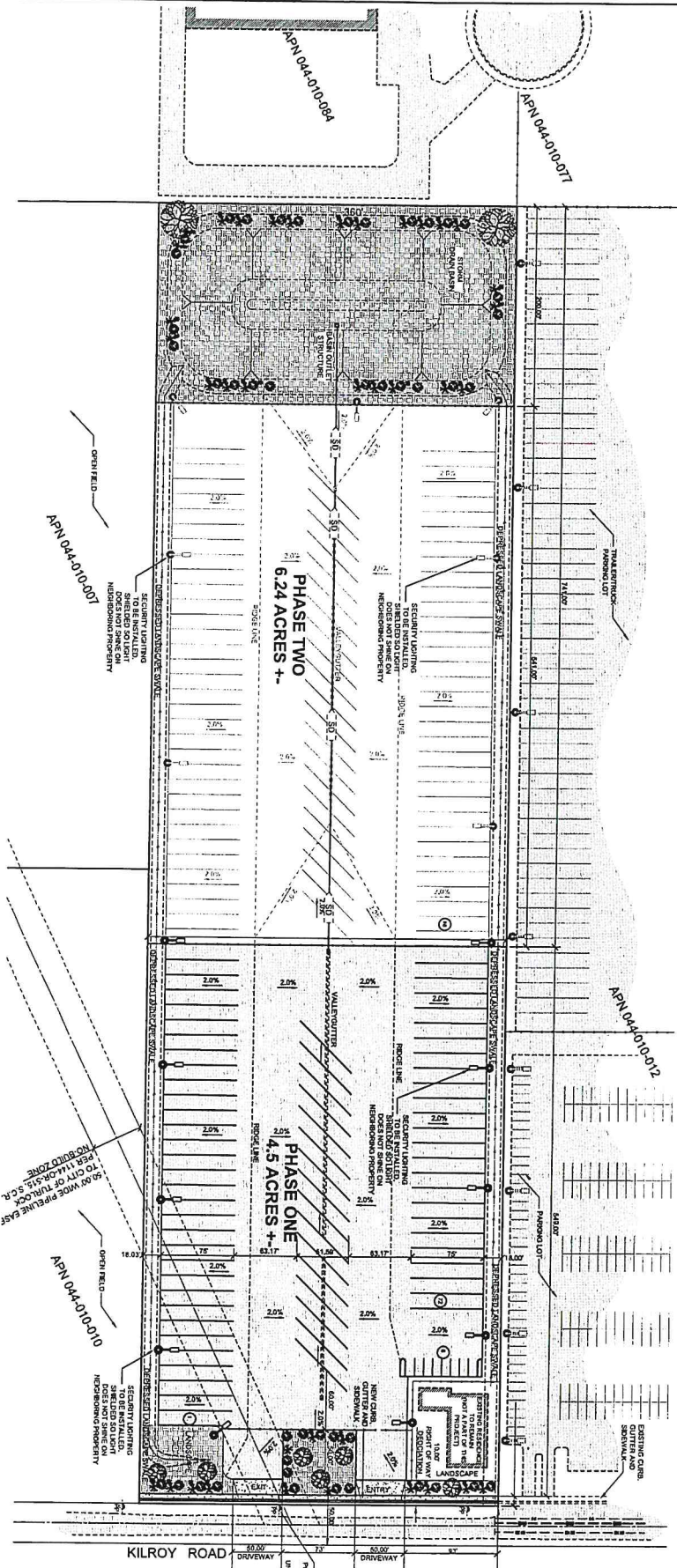
PERMIT

TRUCK PARKING
1037 SOUTH KILROY ROAD
TURLOCK, CA. 95380
A.P.N. 044-010-011



1
1" = 50'-0"

CONCEPTUAL SITE PLAN



TRUCK PARKING
1037 SOUTH KILROY ROAD
TURLOCK, CA. 95380

CONCEPTUAL SITE PLAN

elevation
DESIGN • CONSULTING

DESIGNED: LISA J. BENTLEY
PROJECT: TRUCK PARKING
DATE: 1/11/21

Job#: 20-016
Scale: AS NOTED
Date: 1/11/21
Drawn By: SCU
Checked By: SCU

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