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June 16, 2025

CITY OF TURLOCK

☒ **Proposed Mitigated Negative Declaration**

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

PROJECT TITLE: MDP 2025-02 Best RV Center (Storage)

PROJECT APPLICANT: Naiel Ammari –(209) 216-5200
5340 Taylor Court
Turlock, CA 95382

PROJECT DESCRIPTION: The applicant is seeking approval to develop a 10-acre parcel located at 1808 N Tegner Rd., Stanislaus County APN 088-031-001, for the construction of an RV Storage Center. The project will include 289 open air RV parking spaces, along with 6 standard parking spaces. Additional improvements to the site will consist of a 120-square-foot security guard booth, asphalt and concrete paving, and the necessary striping for the RV parking stalls. Onsite improvements will include, paving, fencing, and landscaping. Fencing includes an 8-foot high, electrified security fence within the perimeter fencing. Offsite improvements include the installation of curb, gutter, and sidewalk along Tegner Rd.

PROJECT LOCATION: 1808 N Tegner Rd, Stanislaus County APN 088-031-001

RESPONSE PERIOD STARTS: June 16, 2025

RESPONSE PERIOD ENDS: July 16, 2025 at 5:00 PM

PUBLIC HEARING: Not applicable

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 NWTSP MEIR and Addendum.
2. All feasible mitigation measures developed in the General Plan EIR and NWTSP 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 NWTSP EIR and Addendum, 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 and NWTSP 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 and Northwest Triangle Specific Plan MEIR, 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 and NWTSP MEIR were 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 and NWTSP MEIR were certified.
8. Whereas, on September, 2017, the City of Turlock adopted minor changes, deletions, and additions to the project described in the Final Master Environmental Impact Report for the Northwest Triangle Specific Plan and certified an Addendum to the Final EIR demonstrating that the preparation of a Subsequent Environmental Impact Report (EIR) was not required, pursuant to Section 15162 of the California Environmental Quality Act, because none of the following findings could be made:
 - (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
 - (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
 - (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows any of the following:

(A) The project will have one or more significant effects not discussed in the previous EIR;

(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

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
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Telephone: (209) 668-5640

You can view the Initial Study Checklist and any related documents for this project on our website at:

<https://ci.turlock.ca.us/buildinginturlock/planninglandusepermitting/planningprojects/>

BY: Kate Bailey
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ASSISTANT PLANNER
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