



Gavin Newsom
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit



Kate Gordon
Director

Request for Early Consultation

February 27, 2019

To: Reviewing Agencies

Re: General Plan Amendment 2019-01, Rezone 2019-02, & Planned Development 276 - Warrior
Crossings
SCH# 2019029142

Prior to determining whether a Negative Declaration or an Environmental Impact Report (EIR) is required for a project under CEQA, a Lead Agency is required to consult with all responsible and trustee agencies. This notice and attachment fulfill the early consultation requirement. Recommendations on the appropriate type of environmental document for this project, as well as comments on its scope and content, should be transmitted to the Lead Agency at the address below. You do not have to be a responsible or trustee agency to comment on the project. All agencies are encouraged to comment in a manner that will assist the Lead Agency to prepare a complete and adequate environmental document.

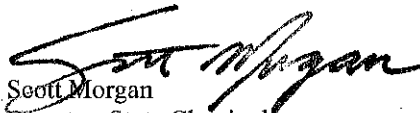
Please direct your comments to:

**Adrienne Werner
City of Turlock
156 South Broadway, Suite 120
Turlock, CA 95380**

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to SCH Number 2019029142 in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,


Scott Morgan
Director, State Clearinghouse

Attachment
cc: Lead Agency

**Document Details Report
State Clearinghouse Data Base**

SCH# 2019029142
Project Title General Plan Amendment 2019-01, Rezone 2019-02, & Planned Development 276 - Warrior Crossings
Lead Agency Turlock, City of

Type CON Early Consultation
Description The applicant is requesting a General Plan Amendment and Rezone of the 1.4-acre property at 1201 W. Monte Vista Ave (Stanislaus County APN 071-004-012) from High Density Residential to allow for the construction of an 832 sf drive-through coffee kiosk and an approx 6,776 sf multi-tenant commercial/retail building. Access to the commercial center is provided from Crowell Rd and a right-in, right-out only driveway from Monte Vista Ave. A planned development application is also included in the request to establish the uses permitted in the retail center. On- and off-site improvements including paving, parking lot striping, landscaping, and frontage improvements along Crowell and Monte Vista Ave are also proposed.

Lead Agency Contact

Name Adrienne Werner
Agency City of Turlock
Phone (209) 668-5640 **Fax**
email
Address 156 South Broadway, Suite 120
City Turlock **State** CA **Zip** 95380

Project Location

County Stanislaus
City Turlock
Region
Cross Streets W Monte Vista Ave & Crowell Rd
Lat / Long
Parcel No. 071-004-012
Township 5S **Range** 10E **Section** 3 **Base** MDBM

Proximity to:

Highways 99
Airports
Railways UPRR
Waterways
Schools Turlock USD
Land Use high density res

Project Issues Traffic/Circulation; Landuse

Reviewing Agencies Resources Agency; Central Valley Flood Protection Board; Department of Fish and Wildlife, Region 4; Department of Parks and Recreation; Department of Water Resources; Caltrans, District 10; Native American Heritage Commission; Public Utilities Commission; Department of Toxic Substances Control; Regional Water Quality Control Bd., Region 5 (Sacramento); State Water Resources Control Board, Division of Drinking Water; Air Resources Board, Transportation Projects

Date Received 02/27/2019 **Start of Review** 02/27/2019 **End of Review** 03/25/2019

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

2019029142

Project Title: General Plan Amendment 2019-01, Rezone 2019-02, & Planned Development 276 - Warrior Crossings
Lead Agency: City of Turlock **Contact Person:** Adrienne Werner
Mailing Address: 156 S Broadway, Ste 120 **Phone:** 209-889-6640
City: Turlock **Zip:** 95380 **County:** Stanislaus

Project Location: County: Stanislaus City/Nearest Community: Turlock/Keyes/Denair
Cross Streets: W Monte Vista Ave & Crowell Road **Zip Code:** 95382
Longitude/Latitude (degrees, minutes and seconds): _____ " N / _____ " W **Total Acres:** 1.408
Assessor's Parcel No.: 071-004-012 **Section:** 3 **Twp.:** 5S **Range:** 10E **Base:** MDB&M
Within 2 Miles: State Hwy #: 99 **Waterways:** _____
Airports: _____ **Railways:** Union Pacific **Schools:** Turlock Unified School District

Document Type:
 CEQA: NOP Draft EIR **NEPA:** NOI **Other:** Joint Document
 Early Cons Supplement/Subsequent EIR EA Environmental Document
 Neg Dec (Prior SCH No.) Other: _____
 Mit Neg Dec Other: _____

Local Action Type:
 General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:
 Residential: Units _____ Acres _____ Transportation: Type _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Mining: Mineral _____
 Commercial: Sq.ft. _____ Acres 1.408 Employees _____ Power: Type _____ MW
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Waste Treatment: Type _____ MGD
 Educational: _____ Hazardous Waste: Type _____
 Recreational: _____ Other: _____
 Water Facilities: Type _____ MGD

Project Issues Discussed in Document:
 Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:
 High Density Residential (RH)

Project Description: (please use a separate page if necessary)
 The applicant is requesting a General Plan Amendment and Rezone of the 1.4-acre property at 1201 W. Monte Vista Avenue (Stanislaus County APN 071-004-012) from High Density Residential to Community Commercial to allow for the construction of an 832 square foot drive-through coffee kiosk and an approximately 6,776 square foot multi-tenant commercial/retail building. Access to the commercial center is provided from Crowell Road and a right-in, right-out only driveway from Monte Vista Avenue. A Planned Development application is also included in the request to establish the uses permitted in the retail center. On- and off-site improvements including paving, parking lot striping, landscaping, and frontage improvements along Crowell and Monte Vista Avenue are also proposed.

State Clearinghouse Contact: (916) 445-0613 *OR*

State Review Began: 2-27-2019

EARLY CONSULTATION

SEND COMMENTS DIRECTLY TO
 LEAD AGENCY BY: 3-25-2019

Please note State Clearinghouse Number (SCH#) on all Comments

SCH#: **2019029142**

Please forward late comments directly to the Lead Agency

AQMD/APCD: 34

(Resources: 3 / 2)

Project Sent to the following State Agencies

- | | |
|--|---|
| <input checked="" type="checkbox"/> Resources | Cal EPA |
| <input type="checkbox"/> Boating & Waterways | ARB: Airport & Freight |
| <input checked="" type="checkbox"/> Central Valley Flood Prot. | <input checked="" type="checkbox"/> ARB: Transportation Projects |
| <input type="checkbox"/> Coastal Comm | ARB: Major Industrial/Energy Resources, Recyc. & Recovery |
| <input type="checkbox"/> Colorado Rvr Bd | <input checked="" type="checkbox"/> SWRCB: Div. of Drinking Water |
| <input type="checkbox"/> Conservation | <input type="checkbox"/> SWRCB: Div. Financial Assist. |
| <input checked="" type="checkbox"/> CDFW # <u>4</u> | <input type="checkbox"/> SWRCB: Wtr Quality |
| <input type="checkbox"/> Cal Fire | <input type="checkbox"/> SWRCB: Wtr Rights |
| <input type="checkbox"/> Historic Preservation | <input checked="" type="checkbox"/> Reg. WQCB # <u>55</u> |
| <input checked="" type="checkbox"/> Parks & Rec | <input checked="" type="checkbox"/> Toxic Sub Ctrl-CTC |
| <input type="checkbox"/> Bay Cons & Dev Comm. | <input type="checkbox"/> Yth/Adlt Corrections |
| <input checked="" type="checkbox"/> DWR | <input type="checkbox"/> Corrections |
| CalSTA | <input type="checkbox"/> Independent Comm |
| <input type="checkbox"/> Aeronautics | <input type="checkbox"/> Delta Protection Comm |
| <input type="checkbox"/> CHP | <input type="checkbox"/> Delta Stewardship Council |
| <input checked="" type="checkbox"/> Caltrans # <u>10</u> | <input type="checkbox"/> Energy Commission |
| <input type="checkbox"/> Trans Planning | <input checked="" type="checkbox"/> NAHC |
| Other | <input checked="" type="checkbox"/> Public Utilities Comm |
| <input type="checkbox"/> Education | <input type="checkbox"/> Santa Monica Bay Restoration |
| <input type="checkbox"/> Food & Agriculture | <input type="checkbox"/> State Lands Comm |
| <input type="checkbox"/> HCD | <input type="checkbox"/> Tahoe Rgl Plan Agency |
| <input type="checkbox"/> OES | <input type="checkbox"/> Conservancy |
| State/Consumer Sves | |
| <input type="checkbox"/> General Services | |

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

| | |
|---|---|
| <u>S</u> Air Resources Board | _____ Office of Historic Preservation |
| _____ Boating & Waterways, Department of | _____ Office of Public School Construction |
| _____ California Emergency Management Agency | _____ Parks & Recreation, Department of |
| _____ California Highway Patrol | _____ Pesticide Regulation, Department of |
| <u>S</u> Caltrans District # <u>10</u> | _____ Public Utilities Commission |
| _____ Caltrans Division of Aeronautics | <u>S</u> Regional WQCB # <u>5</u> |
| _____ Caltrans Planning | _____ Resources Agency |
| _____ Central Valley Flood Protection Board | _____ Resources Recycling and Recovery, Department of |
| _____ Coachella Valley Mtns. Conservancy | _____ S.F. Bay Conservation & Development Comm. |
| _____ Coastal Commission | _____ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| _____ Colorado River Board | _____ San Joaquin River Conservancy |
| _____ Conservation, Department of | _____ Santa Monica Mtns. Conservancy |
| _____ Corrections, Department of | _____ State Lands Commission |
| _____ Delta Protection Commission | _____ SWRCB: Clean Water Grants |
| _____ Education, Department of | _____ SWRCB: Water Quality |
| _____ Energy Commission | _____ SWRCB: Water Rights |
| <u>S</u> Fish & Game Region # _____ | _____ Tahoe Regional Planning Agency |
| _____ Food & Agriculture, Department of | _____ Toxic Substances Control, Department of |
| _____ Forestry and Fire Protection, Department of | _____ Water Resources, Department of |
| _____ General Services, Department of | _____ Other: _____ |
| _____ Health Services, Department of | _____ Other: _____ |
| _____ Housing & Community Development | |
| <u>S</u> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date February 25, 2019 Ending Date March 25, 2019

Lead Agency (Complete if applicable):

| | |
|------------------------|---|
| Consulting Firm: _____ | Applicant: <u>Turlock Retail LP</u> |
| Address: _____ | Address: <u>940 Emmett Ave Ste 200</u> |
| City/State/Zip: _____ | City/State/Zip: <u>Belmont CA 94002</u> |
| Contact: _____ | Phone: <u>415-227-2200</u> |
| Phone: _____ | |

Signature of Lead Agency Representative: Adrienne Werner Date: 2.22.19

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.