

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

When Filed Mail To:
Same as above

FILED

2019 AUG 27 AM 8:09

STANISLAUS CO. CLERK-RECORDER
ASHIKA NARAYAN

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
Project located in Stanislaus County.
Time period provided for review: 30 days.

August 26, 2019

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

PROJECT TITLE: MINOR DISCRETIONARY PERMIT 2019-06
(TURLOCK ONE STOP VALERO)
SCH#2019080095

PROJECT APPLICANT: AMARPREET KAUR & AMAN SACHDEVA

PROJECT DESCRIPTION: Turlock One-Stop Valero has submitted an application requesting approval to construct a gas station with a 6-pump fuel island and canopy (3,572 square feet), an approximately 5,500 square foot convenience mart with a drive-through for a yet unidentified quick serve restaurant, and an approximately 2,400 square foot drive-through car wash with vacuum stalls and canopy (approximately 1,800 square feet). On-and off-site improvements will include paving, parking, parking stall striping, trash enclosure, landscaping, curb, gutter and sidewalks. The applicant will also be applying for a Type 21 alcohol license to allow the sale of beer, wine, and distilled spirits off the premises

PROJECT LOCATION: 2500 Fulkerth Road
Stanislaus County APN 089-019-021

RESPONSE PERIOD STARTS: August 29, 2019
RESPONSE PERIOD ENDS: September 30, 2019 at 5:00 PM

PUBLIC HEARING: NA

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 Northwest Triangle Specific Plan Mitigated Negative Declaration.
2. All feasible mitigation measures developed in the General Plan EIR and the Northwest Triangle Specific Plan Mitigated Negative Declaration 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 and the Northwest Triangle Specific Plan Mitigated Negative Declaration, but

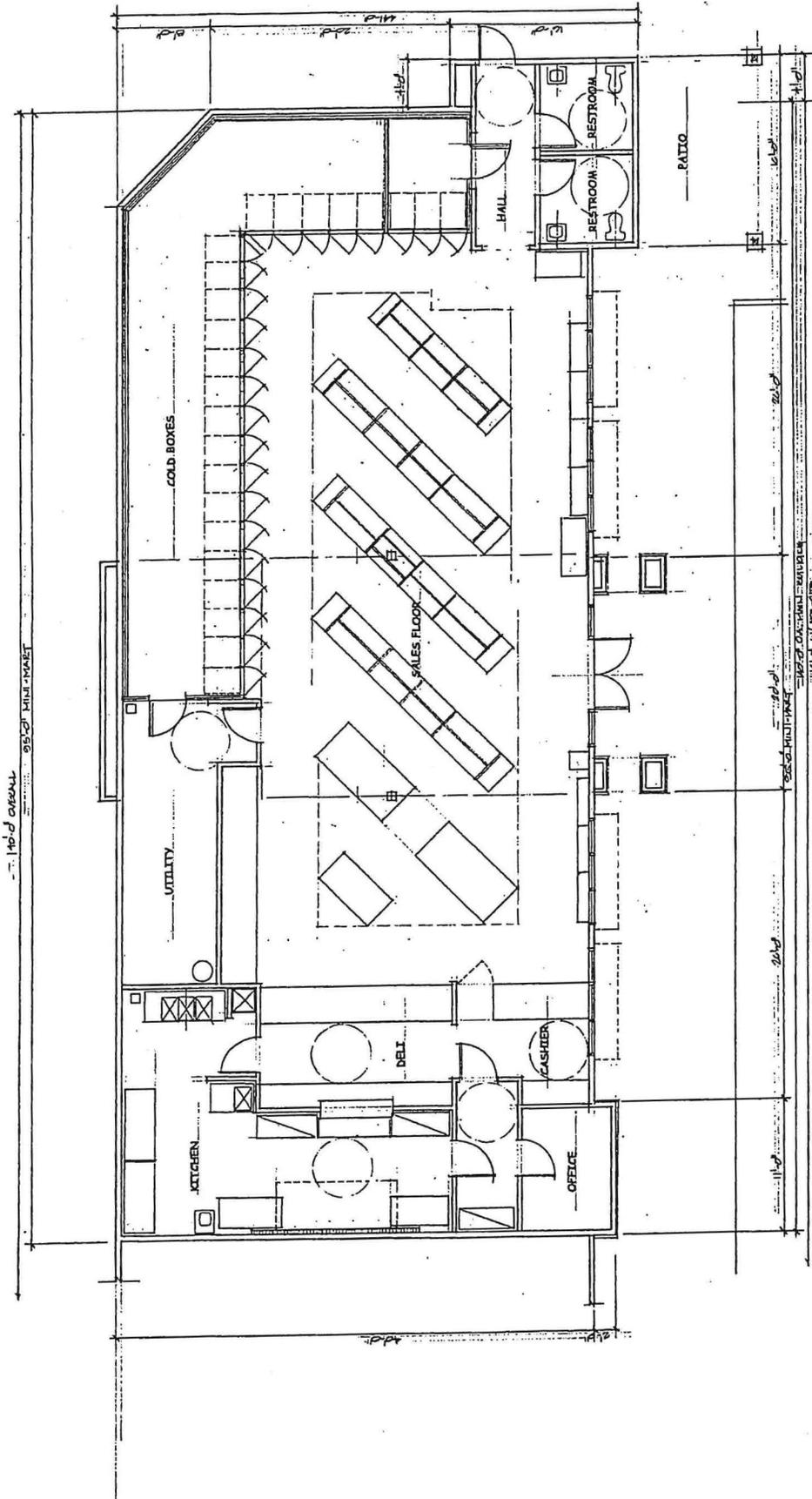
- feasible mitigation measures have been incorporated to revise the proposed subsequent project to avoid or mitigate the identified effects to a point where clearly no significant effects would occur.
4. There is no substantial evidence before the lead agency that the subsequent project, as revised, 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 the Northwest Triangle Specific Plan Mitigated Negative Declaration 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 the Northwest Triangle Specific Plan Mitigated Negative Declaration, 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 the Northwest Triangle Specific Plan Mitigated Negative Declaration were certified, and
 - b. That there is no new available information which was not and could not have been known at the time Documents used in preparation of this Proposed Mitigated Negative Declaration, are available for public review at the address below.
 8. Whereas, on June 13, 2017, the City of Turlock adopted minor changes, deletions, and additions to the project described in the Northwest Triangle Specific Plan Amendment 2017 and certified an Addendum to the Mitigated Negative Declaration 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.

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

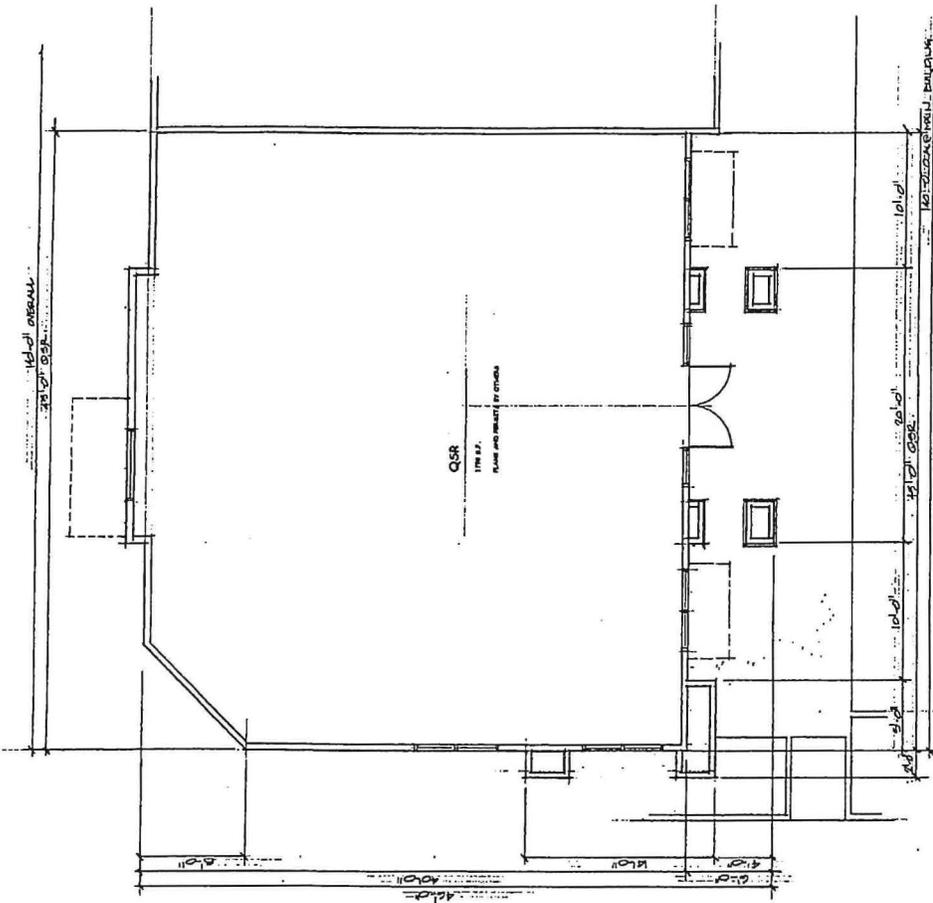
		RICHARD HERZOG CONSTRUCTION INC. 1747 NORTH HIGHLAND AVENUE GARDEN, CALIFORNIA 91414 (714) 241-7777 CELL 200730	ONE STOP VALERO, LLC 998 EAST MAINWAY AVENUE REPELEY, CA 92464 (951) 578-1442	ARCHITECT TURLOCK ONE STOP VALERO 2500 FULBERTH ROAD TURLOCK, CA 95330	SHEET NO.	SHEET TITLE
					SHEET NUMBER	1



MINI MART FLOOR PLAN

SCALE: 1/8" = 1'-0"

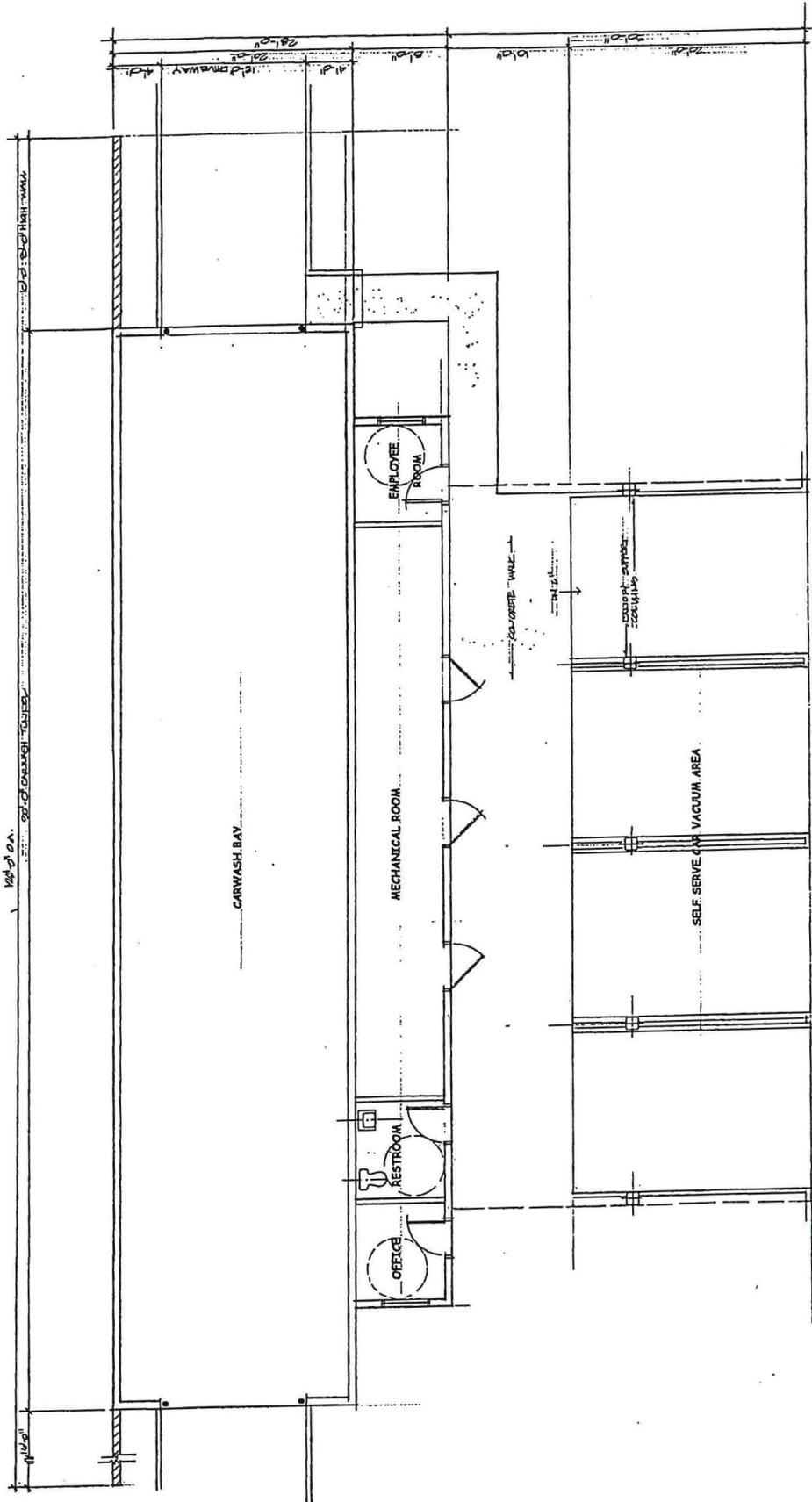
		RICHARD HERZOG CONSTRUCTION INC. 7817 NORTH HIGHLAND AVENUE CLAYTON, CALIFORNIA 94516 (925) 777-7777 FAX: (925) 777-7777 TEL: (925) 777-7777	ONE STOP VALERO, LLC 990 EAST MARINERS AVENUE BERKELEY, CA 94704 (925) 978-1882	NAME: QSR FLOOR PLAN PROJECT NUMBER: 1.1 SHEET TITLE: QSR FLOOR PLAN DATE: 11/20/08 DRAWN BY: [blank] CHECKED BY: [blank] APPROVED BY: [blank]
		RICHARD HERZOG CONSTRUCTION INC. 7817 NORTH HIGHLAND AVENUE CLAYTON, CALIFORNIA 94516 (925) 777-7777 FAX: (925) 777-7777 TEL: (925) 777-7777	ONE STOP VALERO, LLC 990 EAST MARINERS AVENUE BERKELEY, CA 94704 (925) 978-1882	NAME: QSR FLOOR PLAN PROJECT NUMBER: 1.1 SHEET TITLE: QSR FLOOR PLAN DATE: 11/20/08 DRAWN BY: [blank] CHECKED BY: [blank] APPROVED BY: [blank]



QSR FLOOR PLAN

DATE: 11/20/08

	RICHARD HIZOS CONSTRUCTION INC. 1877 NORTH HIGHLAND AVENUE DOWNS, CALIFORNIA 95418 (925) 938-7777 CELL 925-938-7770	ONE STOP VALERO, LLC 598 EAST MARINER AVENUE REDKEY, CA 94604 (509) 978-1842	2500 FULBERT ROAD TURLOCK, CA 95350 TURLOCK ONE STOP VALERO 10000 MARKET, 4th FLOOR, OFFICE A CARWASH	SHEET NO.
				SHEET TITLE CARWASH FLOOR PLAN
SHEET NUMBER 1.2	DRAWN BY CHECKED BY DATE	PROJECT NO.	PROJECT NAME	

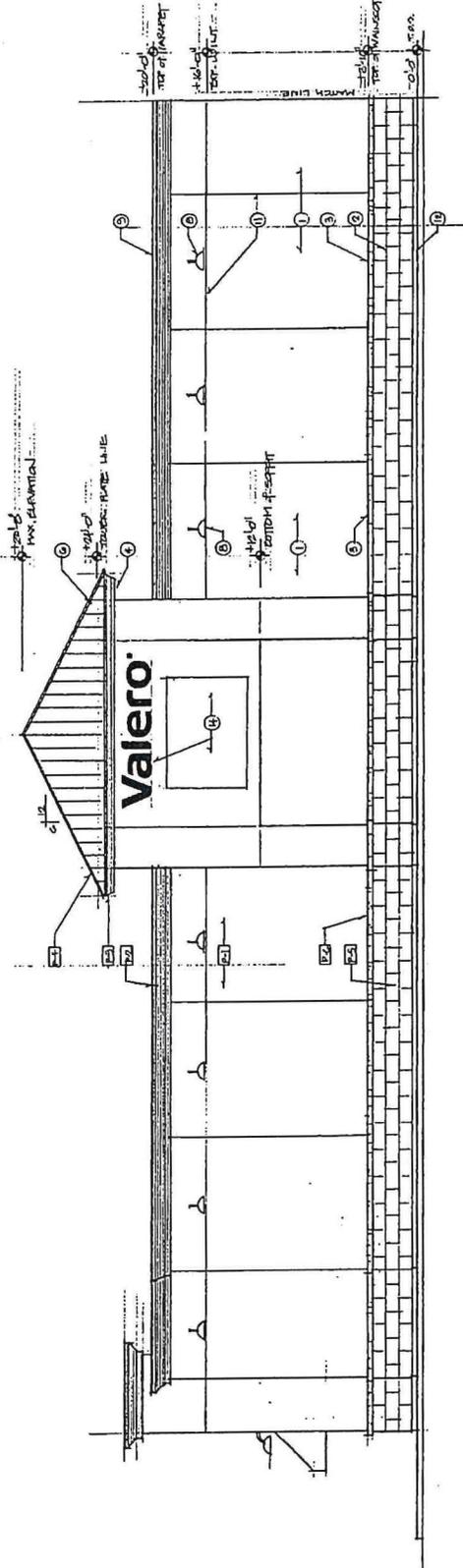
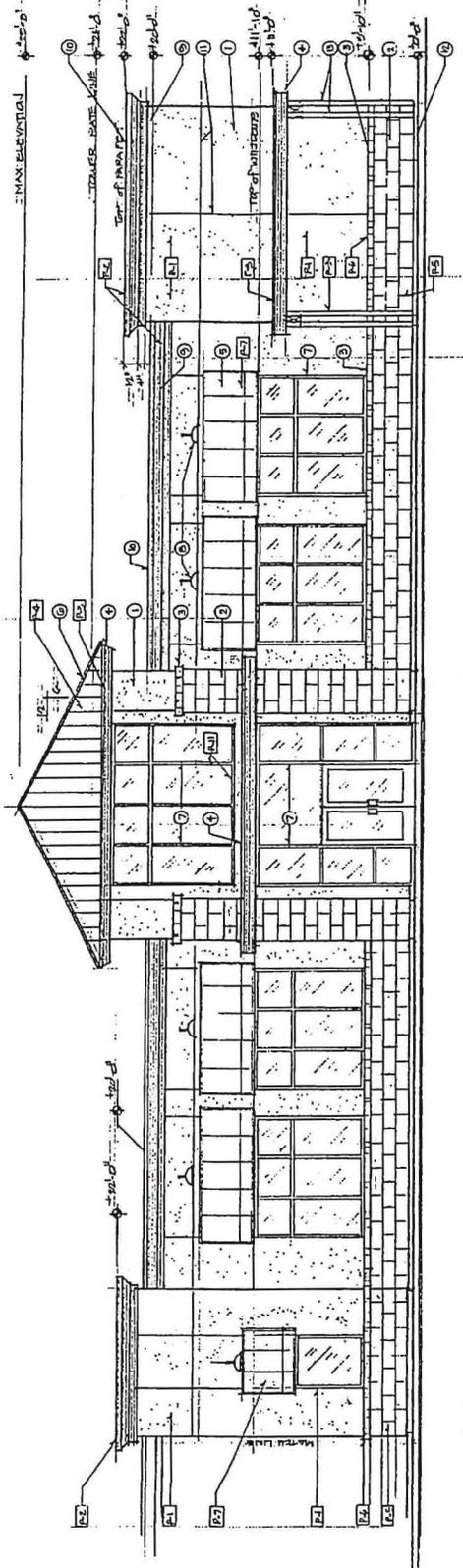


FLOOR PLAN

SCALE: 1/4" = 1'-0"

	OWNER ONE STOP VALERO, LLC 598 EAST ALVARADO AVENUE REBEY, CA 94604 (509) 978-1842	ARCHITECT THURLOCK ONE STOP VALERO 2300 FULBERT ROAD TURLOCK, CA 95380
	DESIGNER RICHARD HERZOG CONSTRUCTION INC. 787 NORTH HIGHLAND AVENUE OAKS, CALIFORNIA 94612 (925) 777-0000 CA 100700	DATE 1/15/17

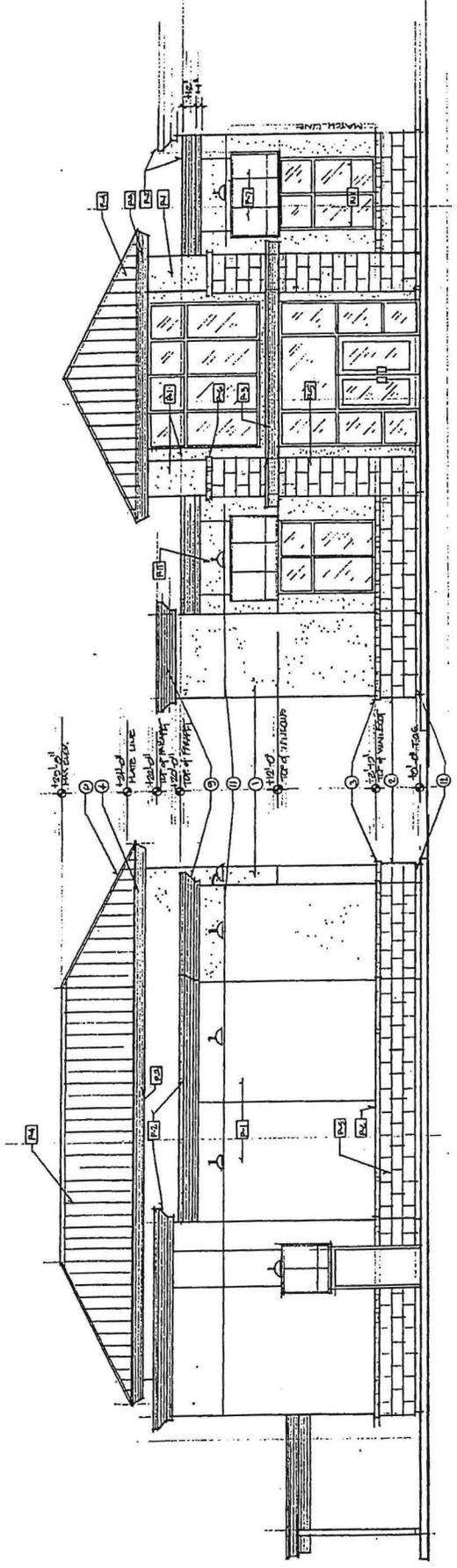
2



ELEVATIONS

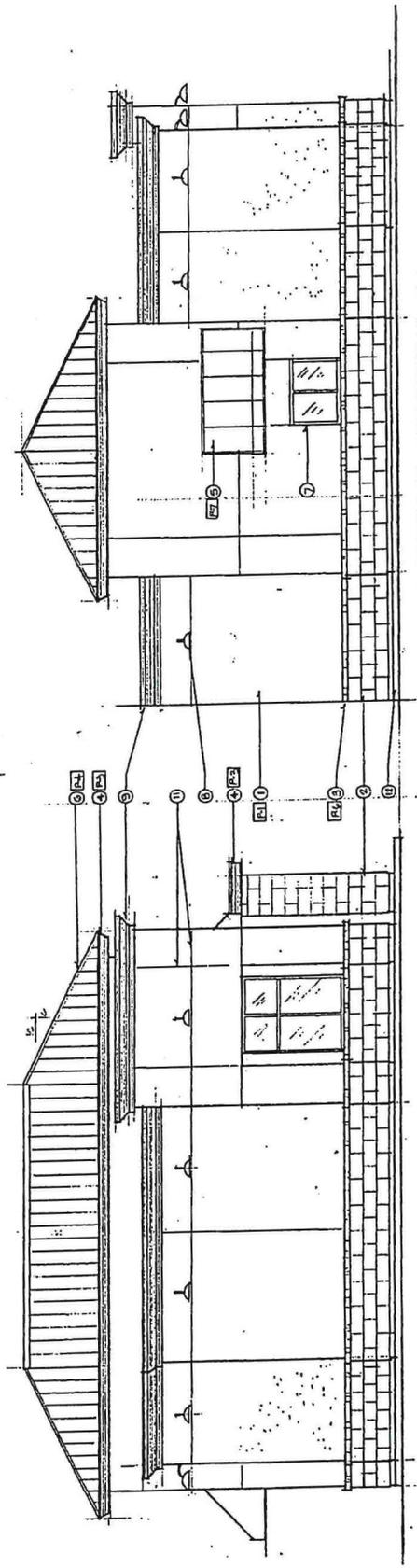
SEE COLOR SCHEDULE ON SHEET 2.2

	RICHARD HERZOG CONSTRUCTION INC. 787 NORTH HIGHLAND AVENUE DUBLIN, CALIFORNIA 94568 (925) 938-7777 FAX: (925) 938-7777 CELL: (925) 938-7770	ONE STOP VALERO, LLC 998 EAST MARINE AVENUE REEBLEY, CA 94584 (925) 978-1662	ARCHITECT TURLOCK ONE STOP VALERO 2200 FULBRIGHT ROAD TURLOCK, CA 95230	SHEET NO.	2.1
				SHEET TITLE	ELEVATIONS



EAST

NORTH

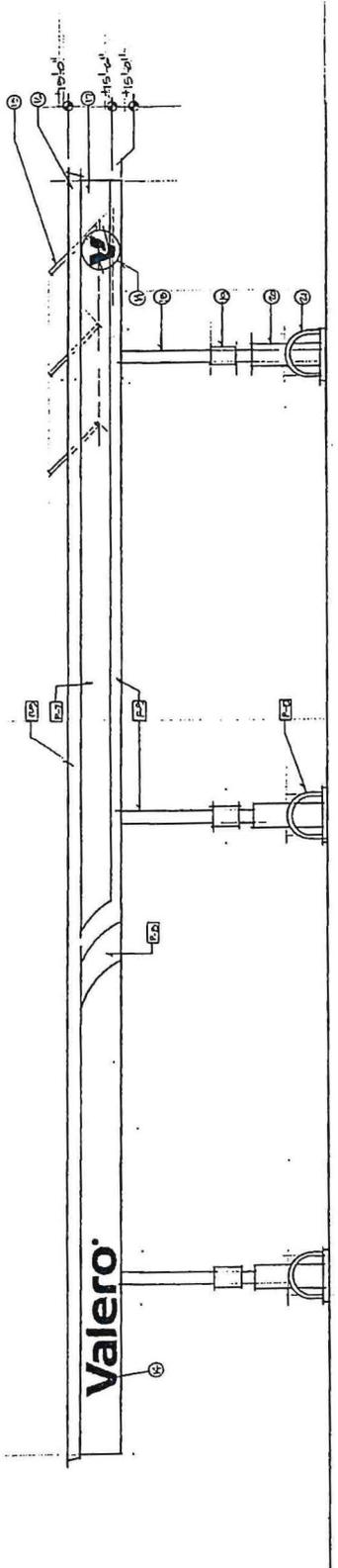


WEST

SOUTH

ELEVATIONS

SEE COLOR SCHEDULE ON SHEET 2.2



EAST/WEST

KEY NOTES

- 1 7/8" THICK STANDARD STUCCO OVER 3 LAYERS OF TYPE 17 PAPER OVER PLASTER UNDERLAYMENT. SEE PAINT SCHEDULE FOR COLORS.
- 2 1/2" EXTENSION BRIDGE BETWEEN THE WINDOW OVER THE TOP OF THE CANOPY AND MAIN COAT. SEE COLOR SCHEDULE FOR MANUFACTURER AND COLOR.
- 3 5" TALL PAUX BOSS ON STAKE OVER THE TOP OF THE STUCCO BROWN COAT. SEE COLOR SCHEDULE FOR MANUFACTURER AND COLOR.
- 4 2" X 10" METAL FASCIA. SEE COLOR SCHEDULE FOR PAINT COLOR.
- 5 2" X 10" METAL FASCIA. SEE COLOR SCHEDULE FOR PAINT COLOR.
- 6 2" X 10" METAL FASCIA. SEE COLOR SCHEDULE FOR PAINT COLOR.
- 7 COMMERCIAL GRADE EXTENSION WINDOW AND DOOR FRAMES WITH GLASS PER CONTRACT. SEE COLOR SCHEDULE FOR FRAME COLOR.
- 8 EXTENSION ACCENT BOSS/ NICE DOWN LIGHTS PER CONTRACT. SEE COLOR SCHEDULE FOR COLOR.
- 9 SCHEDULE FOR PAINT COLOR.
- 10 24 GA. G.I. METAL FLASHING. PAINT TO MATCH ADJACENT COLOR.
- 11 STANDARD METAL STUCCO WEEP SCREENS OVER 4" ANGLE IRON TEES.
- 12 24 GA. G.I. METAL MADE FOR O.C. PAINT TO MATCH ADJACENT MATERIAL.
- 13 24 GA. G.I. METAL MADE FOR O.C. PAINT TO MATCH ADJACENT MATERIAL.
- 14 1" TALL METAL CORNICE FASCIA. SEE COLOR SCHEDULE FOR PAINT COLOR.
- 15 A.C.J. FUEL CANOPY FASCIA. SEE COLOR SCHEDULE FOR PAINT COLOR.
- 16 12" SQUARE STEEL SUPPORT COLUMNS. PLANS AND PERMITS BY OTHERS. SEE COLOR SCHEDULE FOR PAINT COLOR.
- 17 A.P.D. SPANERS PER CONTRACT.
- 18 1" X 4" (MULTIPLE RETICULONA DISPERSED) TYPICAL OF #1 FOR BOLLARDS.
- 19 7/8" THICK STUCCO OVER 3 PAPER LATH OVER C.A.M. SEE COLOR SCHEDULE FOR PAINT COLOR.
- 20 PAINT BOARDS TO MATCH ADJACENT MATERIAL COLOR.
- 21 3/4" SERVE VACUUM CANOPY WITH SOLAR PANELS ON ROOF PER CONTRACT. SEE COLOR SCHEDULE FOR PAINT COLORS.
- 22 STANDARD STUCCO WEEP SCREEN FOR O.C.
- 23 VACUUM EQUIPMENT PLANS AND PERMITS BY OTHERS.

COLOR/MATERIAL SCHEDULE

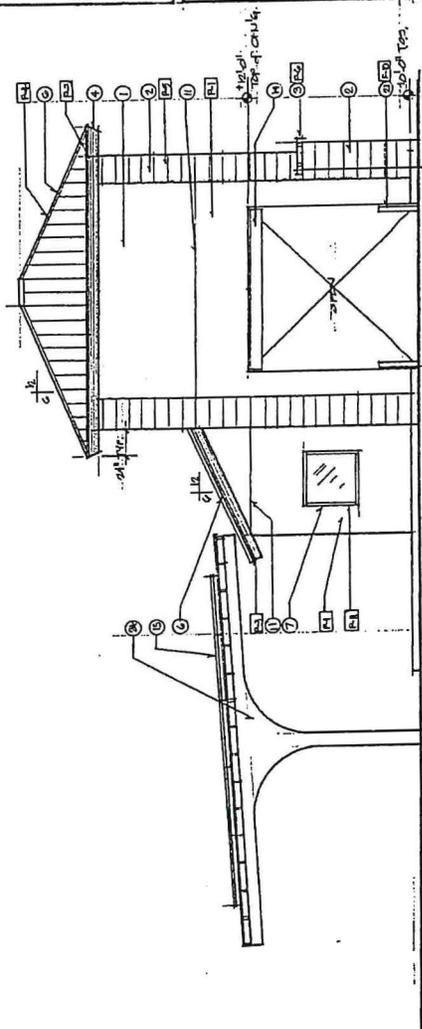
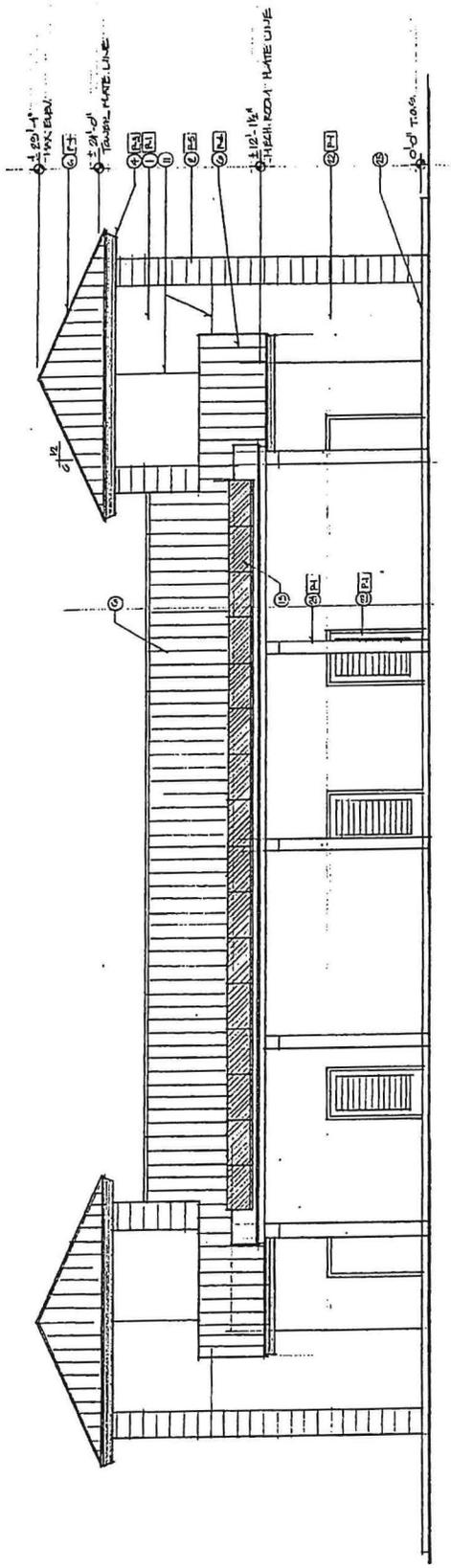
Item	Color	M/V Number	Location
1	Lamblich	Benjamin Moore #2021	Main Building
2	Nordic Grey	Benjamin Moore #62-274	Canopy
3	High Shock	Benjamin Moore #2115-10	Metal Flash/Board
4	Coast Brown	Burt By Intercol Beaufort	Standing 80 Beaufort
5	Canopy Beige	MSI	Enricher Ceramic Tile Window
6	Lampac	Compass 2106	Chained 3 Line Lintel @ Window
7	Valero Blue	PMS 3015C	Fuel Canopy & Awning
8	Valero Yellow	PMS 7046 C	Fuel Canopy
9	Bright White	Benjamin Moore #00-44	Fuel Canopy
10	Valero Yellow	PMS 7046 C	Islands
11	Dark Brown	Per Contract	Aluminum Window, Doors and Light Fixtures

NOTE: Signs and Sign Colors by others

ELEVATIONS

Sheet 2 of 2

	RICHARD HERZOG CONSTRUCTION INC. 787 NORTH HIGHLAND AVENUE OAKLAND, CALIFORNIA 94612 (510) 763-7777 FAX: (510) 763-7777	ONE STOP VALERO, LLC 798 EAST MARSHALL AVENUE REDKEY, CA 94584 (925) 978-1888	ARCHITECT TURLOCK ONE STOP VALERO 2200 FULBERTH ROAD TURLOCK, CA 95230	SHEET TITLE ELEVATIONS CARWASH	2.3



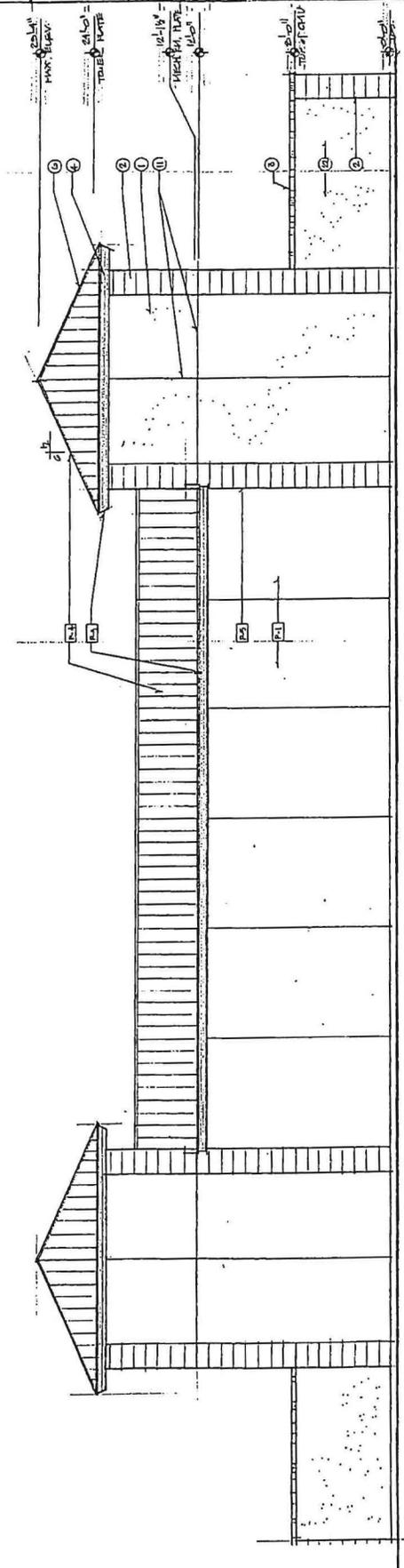
ELEVATIONS

SEE COLOR SCHEDULE ON SHEET 2.2

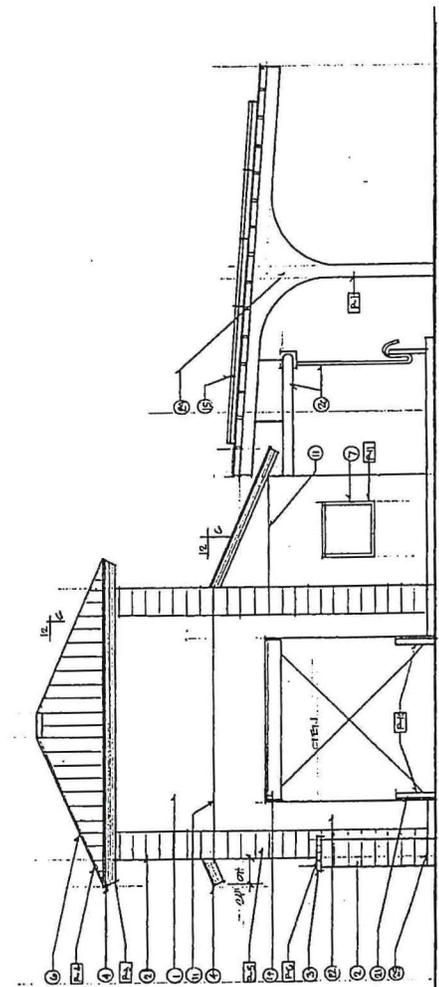
SOUTH

WEST

	RICHARD HERZOG CONSTRUCTION INC. 1747 NORTH HIGHLAND AVENUE ALHAMBRA, CALIFORNIA 91801 (909) 978-1642 (909) 978-1642 RENEY, CA 92424 (909) 978-1642	ONE STOP VALERO, LLC 938 EAST MAIN STREET REBEKAH, CA 92424 (909) 978-1642	NUMBER TURLOCK ONE STOP VALERO 2200 RUCKERT ROAD TURLOCK, CA 95380	DATE 08/11/2011	SHEET TITLE CARWASH ELEVATIONS	SHEET NUMBER 2.4
	DRAWN BY CHECKED BY DATE	PROJECT NAME PROJECT NO.	ARCHITECT ARCHITECT NO.	CONTRACTOR CONTRACT NO.	SCALE	DATE



EAST



NORTH

ELEVATIONS

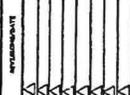
SEE COLOR SCHEDULE ON SHEET 2.2

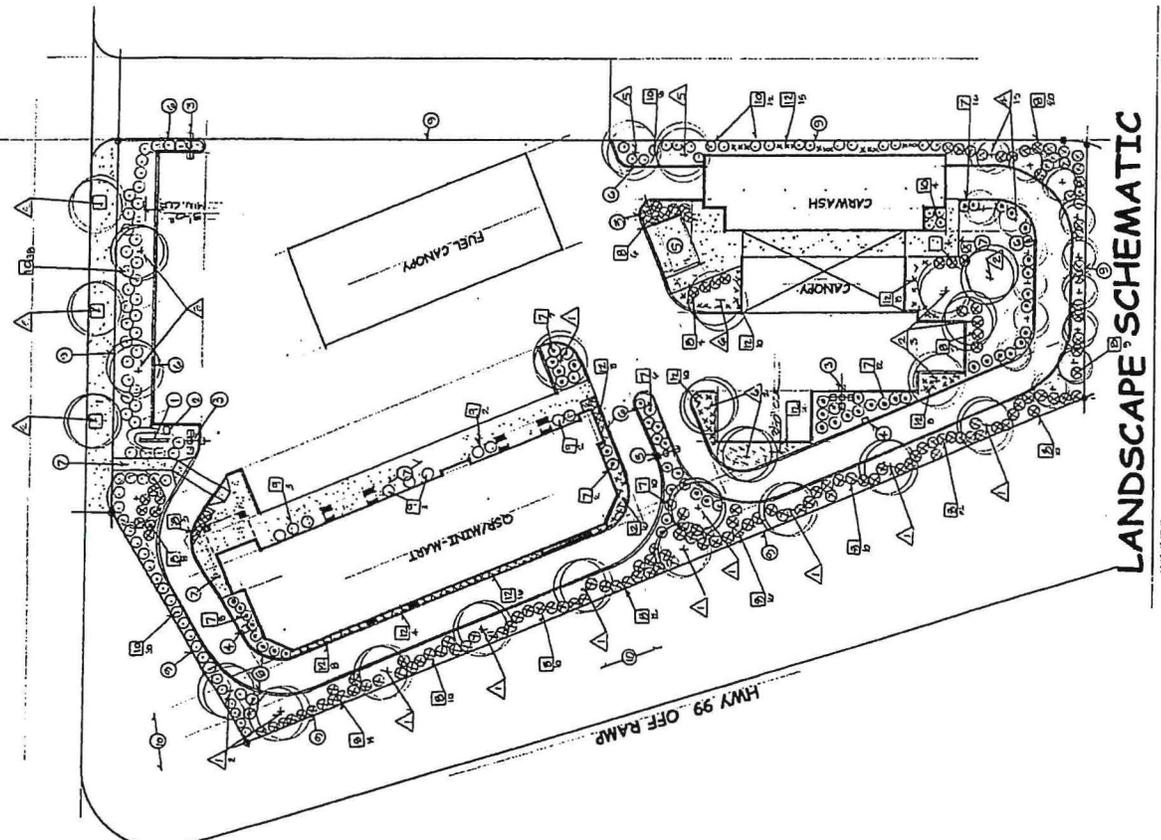
PROPOSED PLANT SCHEDULE

▲ PLANTAS AEROLIA	15 GAL.	11 TREES
▲ LONDON PLANE TREE	18 GAL.	7 TREES
▲ CELTIS SPENSIS	18 GAL.	7 TREES
▲ CHINESE HAZELBERRY TREE	15 GAL.	2 TREES
▲ LARIX N. KARAISOSA	15 GAL.	2 TREES
▲ SAMANTHA LAUREL TREE	15 GAL.	15 TREES
▲ CEBUS DEODAMA	15 GAL.	15 TREES
▲ SILVER ALST CEDAR	18 GAL.	1 TREES
▲ ANDROSTROMA INDICA	18 GAL.	3 TREES
▲ CORNUS AMTILE	18 GAL.	3 TREES
▲ PASTAZIA CHIONESES	18 GAL.	3 TREES
▲ CHINESE PASTAZIA	18 GAL.	3 TREES
▲ PALLETMAN LITTLE JONNY	1 GAL.	41 PLANTS
▲ BOTTLE BRUSH		
▲ RUMEX HETZLIIANUS	5 GAL.	145 PLANTS
▲ SIBERIA BALSIF		
▲ REGIONAL PLANTING IN 3"		
▲ 1/2" CONCRETE PLANTERS		
▲ HAMPDENSTRA U. ANDOR	5 GAL.	90 PLANTS
▲ HOLLY		
▲ AMPANTALUS PETER PAN	1 GAL.	111 PLANTS
▲ AMERICAN LILY		
TREES		
30 TREES WITH 400 S.F. SHADE		= 9,000 S.F.
18 TREES WITH 250 S.F. SHADE		= 4,500 S.F.
34 TREES		
91% OF PATION		
477 TOTAL PLANTS		

KEY NOTES:

- 1 MONUMENT SIGN BY OTHERS.
- 2 CONCRETE SIGN BY OTHERS.
- 3 PARKING LOT POLE LIGHTS
- 4 ROUGH CONCRETE SIGN BOARD
- 5 TROUGH BRICK/STONE
- 6 CONCRETE SIGN/VALES
- 7 NATIVE TURK LANE
- 8 CONCRETE SIGN BOARD
- 9 MAINTAINS HEIGHT OF WAY.

		<p>RICHARD HERZOG CONSTRUCTION INC. 7817 NORTH REDLAND AVENUE GARDEN, CALIFORNIA 91143 (909) 778-1102 FAX: 909-778-1102</p>	<p>ONE STOP VALERO, LLC 998 EAST MARSHALL AVENUE REVERLY, CA 94744 (925) 578-1102</p>	<p>LANDSCAPE 2500 FULKERTH ROAD TURLOCK, CA, 95380 ONE MART, GAS STATION, GAS & CARWASH</p>
<p>DATE: 08/11/09 DRAWN BY: [Name] CHECKED BY: [Name] SCALE: 1" = 10'-0"</p>		<p>PROJECT TITLE: LANDSCAPE SHEET NUMBER: L</p>		



LANDSCAPE SCHEMATIC

