

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

SCH # 2019080095

Project Title: Minor Discretionary Permit 2019-06 Turlock One Stop Valero

Lead Agency: City of Turlock Contact Person: Adrienne Werner
 Mailing Address: 156 S Broadway, Ste 120 Phone: 209-668-5640
 City: Turlock Zip: 95380 County: Stanislaus

Project Location: County: Stanislaus City/Nearest Community: Turlock/Keyes/Denair
 Cross Streets: Countryside Drive and Highway 99 Zip Code: 95380

Longitude/Latitude (degrees, minutes and seconds): _____ ° _____ ' _____ " N / _____ ° _____ ' _____ " W Total Acres: 1.32
 Assessor's Parcel No.: 089-019-021000 Section: 16 Twp.: 5S Range: 10E Base: MDB&M
 Within 2 Miles: State Hwy #: 99 Waterways: _____
 Airports: _____ Railways: _____ Schools: _____

Document Type:

CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS 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 _____
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. _____ Acres 1.32 Employees _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____
 Educational: _____
 Recreational: _____
 Water Facilities: Type _____ MGD _____

Transportation: Type _____
 Mining: Mineral _____
 Power: Type _____ MW _____
 Waste Treatment: Type _____ MGD _____
 Hazardous Waste: Type _____
 Other: _____

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:

Community Commercial (CC)

Project Description: (please use a separate page if necessary)

See Attached

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

State Review Began: 8 - 28 - 2019

SCH COMPLIANCE 9 - 30 - 2019

Note: Review Per Lead

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

SCH#: 2019080095

Please forward late comments directly to the Lead Agency

AQMD/APCD 34

(Resources: 8 / 31)

Project Sent to the following State Agencies

<input checked="" type="checkbox"/> Resources	<input type="checkbox"/> Cal EPA
<input type="checkbox"/> Boating & Waterways	<input type="checkbox"/> ARB: Airport & Freight
<input checked="" type="checkbox"/> Central Valley Flood Prot.	<input checked="" type="checkbox"/> ARB: Transportation Projects
<input type="checkbox"/> Coastal Comm	<input type="checkbox"/> ARB: Major Industrial/Energy
<input type="checkbox"/> Colorado Rvr Bd	<input type="checkbox"/> Resources, Recycl. & Recovery
<input checked="" type="checkbox"/> Conservation	<input checked="" type="checkbox"/> SWRCB: Div. of Drinking Water
<input checked="" type="checkbox"/> CDFW # <u>4</u>	<input type="checkbox"/> SWRCB: Div. Drinking Wtr # _____
<input checked="" type="checkbox"/> Cal Fire	<input type="checkbox"/> SWRCB: Div. Financial Assist.
<input checked="" type="checkbox"/> Historic Preservation	<input type="checkbox"/> SWRCB: Wtr Quality
<input checked="" type="checkbox"/> Parks & Rec	<input type="checkbox"/> SWRCB: Wtr Rights
<input type="checkbox"/> Bay Cons & Dev Comm.	<input checked="" type="checkbox"/> Reg. WQCB # <u>35</u>
<input type="checkbox"/> DWR	<input type="checkbox"/> Toxic Sub Ctrl-CTC _____
<input type="checkbox"/> CalSTA	<input type="checkbox"/> Yth/Adlt Corrections
<input type="checkbox"/> Aeronautics	<input type="checkbox"/> Independent Comm
<input checked="" type="checkbox"/> CHP	<input type="checkbox"/> Delta Protection Comm
<input checked="" type="checkbox"/> Caltrans # <u>10</u>	<input type="checkbox"/> Delta Stewardship Council
<input type="checkbox"/> Trans Planning	<input type="checkbox"/> Energy Commission
<input type="checkbox"/> Other	<input checked="" type="checkbox"/> NAHC
<input type="checkbox"/> Education	<input type="checkbox"/> Public Utilities Comm
<input type="checkbox"/> Food & Agriculture	<input type="checkbox"/> Santa Monica Bay Restoration
<input type="checkbox"/> HCD	<input type="checkbox"/> State Lands Comm
<input type="checkbox"/> OES	<input type="checkbox"/> Tahoe Rgl Plan Agency
<input type="checkbox"/> State/Consumer Svcs	<input type="checkbox"/> Conservancy
<input type="checkbox"/> General Services	<input type="checkbox"/> Other: _____

Reviewing Agencies Checklist

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

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

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

Starting Date August 29, 2019 Ending Date September 30, 2019

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>Amarpreet Kaur & Aman Sachdeva</u>
Address: _____	Address: <u>998 Manning Ave</u>
City/State/Zip: _____	City/State/Zip: <u>Reedley, CA 93654</u>
Contact: _____	Phone: <u>559-978-1688</u>
Phone: _____	

Signature of Lead Agency Representative: *Adwenne Warner* Date: 8/27/2019

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

Project Description

MDP 2019-06 (Turlock One Stop Valero)

The applicant 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.

CEQA DETERMINATION: A Mitigated Negative Declaration is proposed, declaring that the project will not have a significant effect on the environment, incorporating mitigation measures identified in the Initial Study, and subject to the appropriate conditions of approval.