

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# 2020049044

Project Title: Minor Discretionary Permit 2020-01 Elum Industrial Campus

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: Fransil Ln / Dianne Dr

Zip Code: 95380

Longitude/Latitude (degrees, minutes and seconds): _____ ° _____ ' _____ " N / _____ ° _____ ' _____ " W Total Acres: 9.6

Assessor's Parcel No.: 089-001-011-000

Section: 17

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: _____

☐ FONSI

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 _____

☐ Transportation: Type _____

☒ Commercial: Sq.ft. _____ Acres 9.6

Employees _____

☐ Mining: Mineral _____

☐ Industrial: Sq.ft. _____ Acres _____

Employees _____

☐ Power: Type _____ MW

☐ Educational: _____

☐ Waste Treatment: Type _____ MGD

☐ Recreational: _____

☐ Hazardous Waste: Type _____

☐ Water Facilities: Type _____ MGD _____

☐ 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:

Industrial Business Park (IBP)

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

See Attached

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Project Description

The applicant is proposing to parcel a 9.6-acre property for the development of an Industrial-Business Park. The applicant will be submitting an application to the Engineering Division to divide the property into four approximately 1-acre parcels and one 3.67-acre parcel.

Parcel 4 will be developed with a 32,705 square foot manufacturing building, associated office space, parking, fencing, and landscaping. The existing home shown on Parcel 2 will remain, a storm water basin is proposed on the Remainder. No development has been proposed or approved for Parcels 1 and 3 as part of this application. A new industrial roadway will provide access to the parcels. Off-site improvements including curb, gutter, and sidewalks, will be constructed.

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".

_____ Office of Historic Preservation
 _____ Office of Public School Construction
 _____ Parks & Recreation, Department of
 _____ Pesticide Regulation, Department of
 _____ Public Utilities Commission
 S _____ Regional WQCB # 5
 _____ Resources Agency
 _____ Resources Recycling and Recovery, Department of
 _____ S.F. Bay Conservation & Development Comm.
 _____ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
 _____ San Joaquin River Conservancy
 _____ Santa Monica Mtns. Conservancy
 _____ State Lands Commission
 _____ SWRCB: Clean Water Grants
 _____ SWRCB: Water Quality
 _____ SWRCB: Water Rights
 _____ Tahoe Regional Planning Agency
 _____ Toxic Substances Control, Department of
 _____ Water Resources, Department of
 _____ Other: _____
 _____ Other: _____

Starting Date April 17, 2020 Ending Date May 17, 2020

Consulting Firm: _____	Applicant: <u>Lyn Bright</u>
Address: _____	Address: <u>3625 Lockwood Road</u>
City/State/Zip: _____	City/State/Zip: <u>Ceres CA 95307</u>
Contact: _____	Phone: <u>209-614-4483</u>
Phone: _____	

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