

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 #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: 209-668-5640

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

Document Type:CEQA: ☐ NOP☐ Draft EIRNEPA: ☐ NOIOther: ☐ 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

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:**

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

State Review Began:

4 - 3 - 2019

SCH COMPLIANCE

5 - 2 - 2019

Project Sent to the following State Agencies**X Resources**☐ Boating & Waterways☒ Central Valley Flood Prot.☐ Coastal Comm☐ Colorado Rvr Bd☐ Conservation☒ CDFW # 4☐ Cal Fire☐ Historic Preservation☒ Parks & Rec☐ Bay Cons & Dev Comm.☒ DWR**CalSTA**☒ Aeronautics☒ CHP☒ Caltrans # 10☐ Trans Planning**Other**☐ Education☐ Food & Agriculture☐ HCD☐ OES**State/Consumer Svcs**☐ General Services**Cal EPA**☐ ARB: Airport & Freight☐ ARB: Transportation Projects☐ ARB: Major Industrial/Energy☐ Resources, Recycl. & Recovery☒ SWRCB: Div. of Drinking Water☐ SWRCB: Div. Drinking Wtr #☐ SWRCB: Div. Financial Assist.☐ SWRCB: Wtr Quality☐ SWRCB: Wtr Rights☒ Reg. WQCB # 55☒ Toxic Sub Ctrl-CTC**Yth/Adlt Corrections**☐ Corrections**Independent Comm**☐ Delta Protection Comm☐ Delta Stewardship Council☐ Energy Commission☒ NAHC☒ Public Utilities Comm☐ Santa Monica Bay Restoration☐ State Lands Comm☐ Tahoe Rgl Plan Agency☐ Conservancy☐ Other:**Please note State Clearinghouse Number (SCH#) on all Comments**SCH#: **2019029142****Please forward late comments directly to the Lead Agency**

AQMD/APCD 34

(Resources: 4 / 6)

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".

<input checked="" type="checkbox"/> S 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"/> S Caltrans District # <u>10</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> S 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"/> S 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"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input checked="" type="checkbox"/> S Native American Heritage Commission	

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

Starting Date March 29, 2019 Ending Date May 2, 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: Athenne Weiner Date: 3-28-19

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