

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



Request for Early Consultation

February 27, 2019

To:

Reviewing Agencies

Re: Ge

General Plan Amendment 2019-01, Rezone 2019-01, & Planned Development 277 - Turlock

Dental Care

SCH# 2019029143

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:

Katie Quintero 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 2019029143 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# 2019029143

Project Title General Plan Amendment 2019-01, Rezone 2019-01, & Planned Development 277 - Turlock Dental Care

Lead Agency Turlock, City of

Type CON Early Consultation

Description The applicant is requesting a General Plan Amendment and Rezone of the property from medium

density residential, planned development 256 to commercial office to allow for the construction of a 7,112 sf dental office and a 3,727 sf medical and/or professional office building. On the approx 1.4 acre parcel located at 3131 Colorado Ave, Stanislaus County APN 072-012-056. A planned development application is also included in this request to further limit the allowable uses on the site to medical or professional office uses. Approx eighty parking spaces are proposed to accommodate the development. On-site improvements such as paving, landscaping and parking lot striping will also be

Fax

installed.

Lead Agency Contact

Name Katie Quintero
Agency City of Turlock
Phone (209) 668-5640

email `

Address 156 South Broadway, Suite 120

City Turlock State CA Zip 95380

Project Location

County Stanislaus

City Turlock

Region

Cross Streets E Monte Vista Ave & Colorado Ave

Lat / Long

Parcel No. 072-012-056-000

Township 5S Range 10E Section 11 Base MDBM

Proximity to:

Highways 99

Airports

Railways UPRR

Waterways

Schools Turlock USD Land Use planned dev 256

Project Issues

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; California Highway Patrol;

Caltrans, District 10; Regional Water Quality Control Bd., Region 5 (Sacramento); Department of Toxic Substances Control; Native American Heritage Commission; Public Utilities Commission; 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

Note: Blanks in data fields result from insufficient information provided by lead agency.

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

Project Title: General Plan Amendment 2019-01, Rezone 2019-01, & Planned Development 277 - Turlock Dental Care

scH 201902914

Mailing Address: 156 S Broads	vay, Ste 120		
City: Turlock		Phone: 26 Zip: 95360 County:	
			Calledo
Project Location: County:	Stanislaus	City/Nearest Community: Tu	rlock/Keyes/Denair
Cross Streets: E Monte Vista Av	e & Colorado Ave		Zip Code: 95382
		'"N/°'	
Assessor's Parcel No.: 072-01:			Range: 10E Base: MDB&M
	#: 99		Schools: Turlock Unified School District
		Kanways.	General State Stat
Document Type:			
CEQA: NOP	☐ Draft EIR ☐ Supplement/Subsequent El	NEPA; ☐ NOI IR ☐ EA	Other:
	(Prior SCH No.)	Draft EIS	Final Document Other:
Mit Neg Dec	Other:	FONSI	Other:
Local Action Type:		GOMOTHOLS CHINOCOLL PROPERTY	
General Plan Update	☐ Specific Plan		19
⊠ General Plan Amendmer	it 🔲 Master Plan		
General Plan Blement Community Plan	 ✓ Planned Unit Developme ✓ Site Plan 	ent BYATEOLEARIN	GHOUSE Coastal Permit Other:
Conductivity Figure	Site Figur		vision, etc.)
Development Type:			
Residential: Units	Acres	Transportation: Ty	
Commercial: Sq.ft. 10,76	Acres Employees_ Employees_	Transportation: Ty	peineral
☐ Industrial So ft	Acres Employees	I I Power TV	me IVIW
Educational:		Waste Treatment: Ty	/peMGD
Water Facilities: Type	MGD	Other:	pe MGD
Project Issues Discussed			El V. andra
Aesthetic/Visual Agricultural Land	☐ Fiscal ☐ Flood Plain/Flooding	Recreation/Parks Schools/Universities	☐ Vegetation ☐ Water Quality
Air Quality	Forest Land/Fire Hazard	Septic Systems	☐ Water Supply/Groundwater
☐ Archeological/Historical☐ Biological Resources	Geologic/Seismic Minerals	Sewer Capacity	☐ Wetland/Riparian √Grading ☐ Growth Inducement
Coastal Zone	Noise	Solid Waste	Land Use
Drainage/Absorption	Population/Housing Bala		Cumulative Effects
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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". 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 Caltrans District # 10 Public Utilities Commission Caltrans Division of Aeronautics Regional WQCB # 5 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 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 Health Services, Department of Other: Housing & Community Development Other: 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: ____ Dr. Robert Mc Culla 990 Delbon Ave Address: Address: City/State/Zip: Turlock CA 95382 City/State/Zip: Contact: Phone: 209-667-7889 Phone: Signature of Lead Agency Representative:

Reviewing Agencies Checklist

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