

## 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 # 2018082062**

**Project Title:** Rezone 2018-02, MDP 2018-08 Prime Shine Car Wash

Lead Agency: City of Turlock

Contact Person: Adrienne Werner

Mailing Address: 156 S Broadway Suite 120

Phone: 209-668-5640

City: Turlock

Zip: 95380

County: Stanislaus

**Project Location:** County: Stanislaus

City/Nearest Community: Turlock/Keyes/Denair

Cross Streets: Wayside Dr & Hawkeye Ave

Zip Code: 95380

Longitude/Latitude (degrees, minutes and seconds): \_\_\_\_\_° \_\_\_\_\_' \_\_\_\_\_" N / \_\_\_\_\_° \_\_\_\_\_' \_\_\_\_\_" W Total Acres: 1.683 Acres

Assessor's Parcel No.: 042-012-024 & 042-012-023

Section: 14

Twp.: 5S

Range: 10E

Base: MDB&M

Within 2 Miles: State Hwy #: 99

Waterways: \_\_\_\_\_

Airports: \_\_\_\_\_

Railways: Union Pacific

Schools: 5

### Document Type:

CEQA: ☐ NOP

☐ Draft EIR

NEPA: ☐ NOI

Other: ☐ Joint Document

☐ Early Cons

☐ Supplement/Subsequent EIR

☐ EA

☐ Final Document

☐ Neg Dec

(Prior SCH No.) On

☐ 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 1.683

\_\_\_\_\_

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:

Planned Development 137 (PD 137) / Community Commercial (CC)

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

See Attached Project Description and Site Plan

## 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".

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

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

Starting Date September 6, 2018 Ending Date October 8, 2018

### Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>L Street Architechs</u>
Address: _____	Address: <u>1414 L Street</u>
City/State/Zip: _____	City/State/Zip: <u>Modesto, CA 95354</u>
Contact: _____	Phone: <u>209-575-1415</u>
Phone: _____	

Signature of Lead Agency Representative: Adrienne Warner Date: 9-5-18

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

**REZONE 2018-02, MDP 2018-08 (Prime Shine Car Wash)** – The applicant is requesting to Rezone two properties from Planned Development 137 (PD 137) to Community Commercial (CC). Approved in 1987, PD137 restricted the use of the properties for a car wash (the former Reflections Car Wash) and auto lube and oil business. Requesting the rezoning of the two properties from PD137 to Community Commercial (CC) affords the properties the opportunity to develop using the wider range of commercial uses and development standards in the Community Commercial zoning district.

In conjunction with the rezone request, the applicant has applied for Minor Discretionary Permit 2018-08 (MDP 2018-08) to allow the construction of a new 7,400 square foot car wash, associated vacuum stalls, on-site parking, and landscaping at 1400 Geer Road. The approval of MDP 2018-08 is contingent upon the approval and rezoning of the property. No changes including demolition or construction are proposed for the auto lube and oil business at 1398 Geer Road.

The rezone request involves the properties located at 1398 and 1400 Geer Road (Stanislaus County Assessor's Parcel Numbers 042-012-024 and 042-012-023).

CEQA: Mitigated Negative Declaration

