

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# 2019079081

Project Title: MDP 2019-04 Mister 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: CA County: Stanislaus

Project Location: County: Stanislas City/Nearest Community: Turlock/Keyes/Denair
Cross Streets: Hawkeye Ave & Wayside Dr Zip Code: 95380
Longitude/Latitude (degrees, minutes and seconds): ... Total Acres: 1.9
Assessor's Parcel No.: 042-012-023 & 042-012-024 Section: 14 Twp.: 5S Range: 10E Base: MDB&M
Within 2 Miles: State Hwy #: 99 Waterways:
Airports: Railways: Union Pacific Schools: Turlock School District

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 Use Subdivision [] Other:

Development Type:

- [] Residential: Units Acres
[] Office: Sq.ft. Acres Employees
[X] Commercial: Sq.ft. 6450 Acres 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: N/A

Present Land Use/Zoning/General Plan Designation:

Community Commercial (CC)

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

Mister Car Wash has submitted an application for the construction of a new approximately 6,450 square foot car wash, associated vacuum stalls, on-site parking, and landscaping at 1398 & 1400 Geer Road (042-012-023 & 042-012-024).

This request to construct a car wash is different from the car wash approved as part of MDP 2018-08 (Prime Shine Car Wash). The layout and circulation of the proposed car wash has changed and the property at 1398 Geer Road is now included in the project. The carwash tunnel and office/storage building and vacuum stalls have switched locations. The existing lube and oil building at 1398 Geer Road will be demolished as part of the new car wash project.

State Clearinghouse Contact: (916) 445-0613

State Review Began: 7 - 23 - 2019

EARLY CONSULTATION

SEND COMMENTS DIRECTLY TO LEAD AGENCY BY: 8 - 6 - 2019

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

SCH#: 2019079081

Please forward late comments directly to the Lead Agency

AQMD/APCD 34

(Resources: 7 / 27)

Project Sent to the following State Agencies

- [X] Resources Boating & Waterways [] Cal EPA ARB: Airport & Freight
[X] Central Valley Flood Prot. [] ARB: Transportation Projects
[] Coastal Comm [] ARB: Major Industrial/Energy
[] Colorado Rvr Bd [X] Resources, Recycl. & Recovery
[] Conservation [] SWRCB: Div. of Drinking Water
[X] CDFW # 4 [] SWRCB: Div Drinking Wtr #
[] Cal Fire [] SWRCB: Div. Financial Assist.
[] Historic Preservation [] SWRCB: Wtr Quality
[X] Parks & Rec [] SWRCB: Wtr Rights
[] Bay Cons & Dev Comm. [X] Reg. WQCB # 5S
[X] DWR [X] Toxic Sub Ctrl-CTC
Yth/Adlt Corrections
[] Corrections
Independent Comm
[] Delta Protection Comm
[X] Delta Stewardship Council
[] Energy Commission
[X] NAHC
[X] Public Utilities Comm
[] Santa Monica Bay Restoration
[] State Lands Comm
[] Tahoe Rgl Plan Agency
[] Conservancy
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 #10	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB #5
<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	Other: _____
<input type="checkbox"/> Health Services, Department of	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 July 18, 2019 Ending Date August 18, 2019

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>PS Acquisition Sub Corp</u>
Address: _____	Address: <u>222 E 5th Ave</u>
City/State/Zip: _____	City/State/Zip: <u>Tucson AZ 85705</u>
Contact: _____	Phone: <u>520-615-4000</u>
Phone: _____	

Signature of Lead Agency Representative: Adrienne Weiner Date: 7-18-19

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