

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: 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:
[ X ] Mit Neg Dec Other: FONS I

AUG 27 2019

Local Action Type:

[ ] General Plan Update [ ] Specific Plan [ ] Rezone [ ] Annexation
[ ] General Plan Amendment [ ] Master Plan [ ] Prezone [ ] Redevelopment
[ ] General Plan Element [ ] Planned Unit Development [ X ] Use Permit [ ] Coastal Permit
[ ] Community Plan [ ] Site Plan [ ] Land Division (Subdivision, etc.) [ ] Other:

STATE CLEARINGHOUSE

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:

[ ] 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:

Community Commercial (CC)

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

State Clearinghouse Contact: (916) 445-0613

State Review Began: 8 - 27 - 2019

SCH COMPLIANCE 9 - 25 - 2019

Project Sent to the following State Agencies

- X Resources
Boating & Waterways
Central Valley Flood Prot.
Coastal Comm
Colorado Rvr Bd
Conservation
CDFW # 2, 3, & 4
Cal Fire
Historic Preservation
Parks & Rec
Bay Cons & Dev Comm.
DWR
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#: 2019079081

Please forward late comments directly to the Lead Agency

AQMD/APCD 34

(Resources: 8 / 31)

**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 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                | <input type="checkbox"/> Other: _____  |
| <input type="checkbox"/> Health Services, Department of                 | <input type="checkbox"/> 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 August 26, 2019 Ending Date September 25, 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:** 8-26-19

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

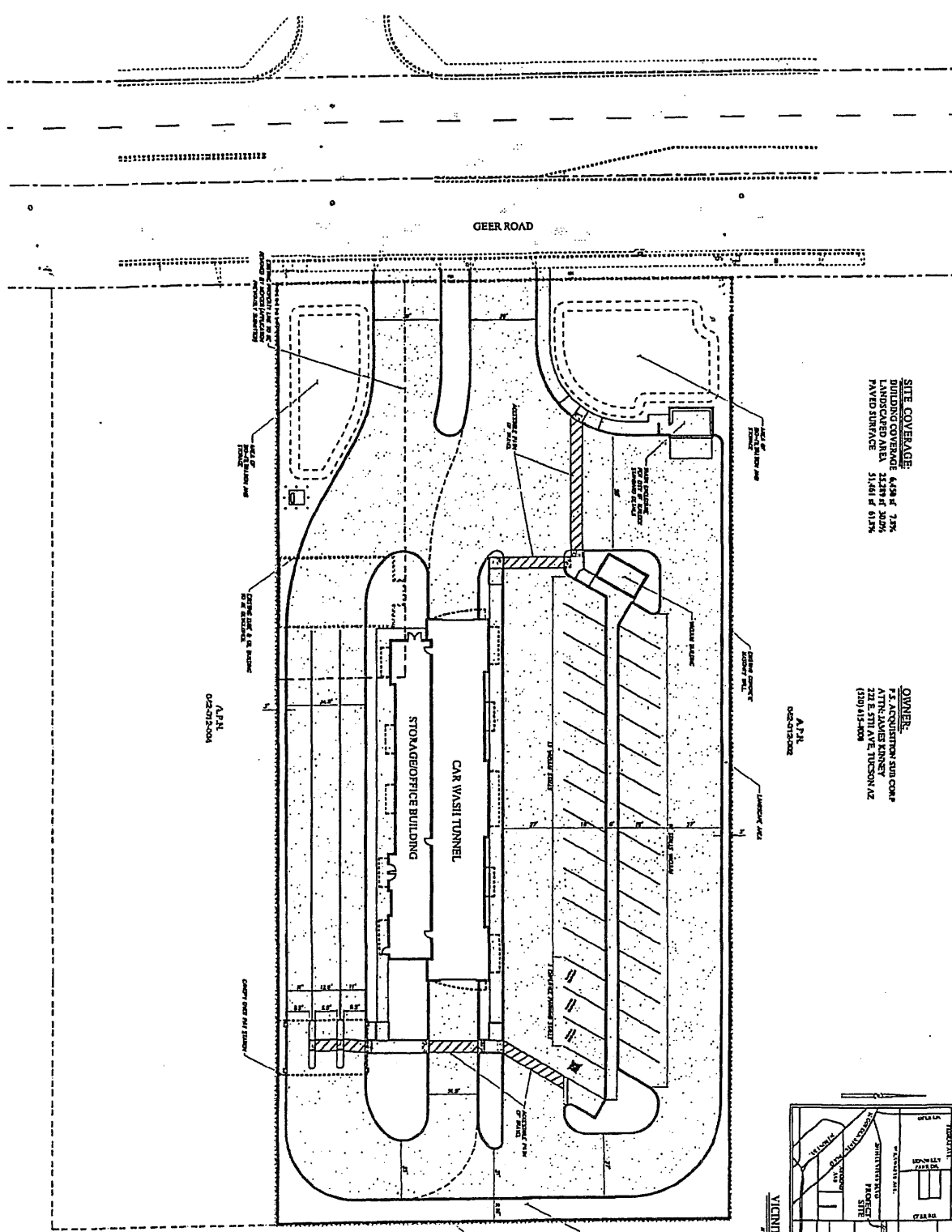
## **Project Description**

### **MDP 2019-04 (Mister Car Wash)**

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.

**CEQA DETERMINATION:** A Mitigated Negative Declaration is proposed, declaring that the project will not have a significant effect on the environment, incorporating mitigation measures identified in the Initial Study, and subject to the appropriate conditions of approval.



**SITE COVERAGE:**  
 BUILDING COVERAGE 4,439 SF 2.2%  
 LANDSCAPED AREA 12,387 SF 6.20%  
 PAVED SURFACE 51,481 SF 26.17%

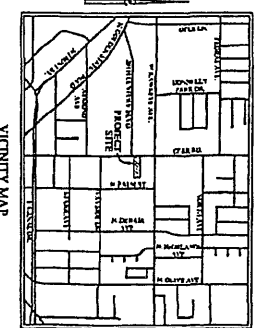
**OWNER:**  
 F.E. ACOSTA  
 ATTN: JAMES KINNEY  
 221 E. 5TH AVE. TUCSON, AZ  
 (520) 815-4004

A.P.N.  
 042-078-004

A.P.N.  
 042-078-004

A.P.N.  
 042-078-004

A.P.N.  
 042-078-007



**SITE PLAN**

PLANNING EXHIBIT FOR:  
**MISTER CARWASH**  
**CA0931 GEER WASH**  
 1400 GEER ROAD, TURLOCK, CA 95380



**HAWKINS & ASSOCIATES**  
**ENGINEERING, INC.**  
 436 MITCHELL ROAD  
 MODESTO, CA 95354  
 PH: (209) 575 - 4295  
 FX: (209) 578 - 4295

DATE: 11/11/04  
 SHEET: 1 OF 1



NO.	DATE	DESCRIPTION OF REVISION	BY

DATE: 11/11/04  
 SHEET: 1 OF 1  
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