

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 #

Project Title: Minor Discretionary Permit 2019-06 Turlock One Stop Valero
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: Countryside Drive and Highway 99 Zip Code: 95380
 Longitude/Latitude (degrees, minutes and seconds): _____ ° _____ ' _____ " N / _____ ° _____ ' _____ " W Total Acres: 1.32
 Assessor's Parcel No.: 089-019-021000 Section: 16 Twp.: 5S Range: 10E Base: MDB&M
 Within 2 Miles: State Hwy #: 99 Waterways: _____
 Airports: _____ Railways: _____ Schools: _____

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: _____ FONSI

Local Action Type: Governor's Office of Planning & Research
 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: _____
AUG 05 2019
STATE CLEARINGHOUSE

Development Type:
 Residential: Units _____ Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____
 Commercial: Sq.ft. _____ Acres 1.32 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 - 5 - 2019 M.A.

EARLY CONSULTATION

SEND COMMENTS DIRECTLY TO
 LEAD AGENCY BY: 8 - 16 - 2019

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

SCH#: _____
Please forward late comments directly to the Lead Agency

AQMD/APCD 34
 (Resources: 8 / 10)

Project Sent to the following State Agencies

- | | |
|---|---|
| <p><input checked="" type="checkbox"/> Resources
 Boating & Waterways
 Central Valley Flood Prot.
 Coastal Comm
 Colorado Rvr Bd
 <input checked="" type="checkbox"/> Conservation
 <input checked="" type="checkbox"/> CDFW # 4
 <input checked="" type="checkbox"/> Cal Fire
 <input checked="" type="checkbox"/> Historic Preservation
 <input checked="" type="checkbox"/> Parks & Rec
 Bay Cons & Dev Comm.
 <input checked="" type="checkbox"/> DWR</p> <p>CalSTA
 <input checked="" type="checkbox"/> Aeronautics
 <input checked="" type="checkbox"/> CHP
 <input checked="" type="checkbox"/> Caltrans # 10
 Trans Planning</p> <p>Other
 Education
 Food & Agriculture
 HCD
 <input checked="" type="checkbox"/> OES
 State/Consumer Svcs
 General Services</p> | <p>Cal EPA
 ARB: Airport & Freight
 <input checked="" type="checkbox"/> ARB: Transportation Projects
 ARB: Major Industrial/Energy Resources, Recycl. & Recovery
 SWRCB: Div. of Drinking Water
 <input checked="" type="checkbox"/> SWRCB: Div Drinking Wtr # _____
 SWRCB: Div. Financial Assist.
 SWRCB: Wtr Quality
 SWRCB: Wtr Rights
 <input checked="" type="checkbox"/> Reg. WQCB # 55
 <input checked="" type="checkbox"/> Toxic Sub Ctrl-CTC _____</p> <p>Yth/Adlt Corrections
 Corrections</p> <p>Independent Comm
 Delta Protection Comm
 Delta Stewardship Council
 Energy Commission
 <input checked="" type="checkbox"/> NAHC
 Public Utilities Comm
 Santa Monica Bay Restoration
 State Lands Comm
 Tahoe Rgl Plan Agency
 Conservancy</p> <p>Other: _____</p> |
|---|---|

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 | <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 JULY 29, 2019 Ending Date AUGUST 9, 2019

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>Amarpreet Kaur & Aman Sachdeva</u>
Address: _____	Address: <u>998 Manning Ave</u>
City/State/Zip: _____	City/State/Zip: <u>Reedley, CA 93654</u>
Contact: _____	Phone: <u>559-978-1688</u>
Phone: _____	

Signature of Lead Agency Representative: Ashlene Weiner Date: 7/29/2019

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

PROJECT DESCRIPTION: The applicant has submitted an application requesting approval to construct a gas station with a 6-pump fuel island and canopy (3,572 square feet), an approximately 5,500 square foot convenience mart with a drive-through for a yet unidentified quick serve restaurant, and an approximately 2,400 square foot drive-through car wash with vacuum stalls and canopy (approximately 1,800 square feet). On-and off-site improvements will include paving, parking, parking stall striping, trash enclosure, landscaping, curb, gutter and sidewalks. The applicant will also be applying for a Type 21 alcohol license.

KEY NOTES:

- 1) 6"x6" CONCRETE CURBS AT LOCATIONS SHOWN.
- 2) 6"x6" CONCRETE CURBS PAINTED OSHA RED WITH "NO PARKING-FIRE LANE" IN 4" TALL WHITE LETTERS AT LOCATIONS SHOWN.
- 3) TRASH ENCLOSURES WITH RECYCLE AREA, PER TURLOCK CITY P.W. STANDARDS.
- 4) 20 FOOT TALL PARKING LOT LIGHT POLES.
- 5) MINI-MART MAIN ENTRANCE.
- 6) QSR MAIN ENTRANCE.
- 7) CONTRASTING PAINTED TRAFFIC DIRECTION ARROWS.
- 8) STATE STANDARD "STOP" SIGN AT LOCATION SHOWN.
- 9) 2-20,000 GALLON UNDERGROUND STORAGE APPROVED FUEL STORAGE TANKS PER 2306 OF C.C. PLANS AND PERMITS BY OTHERS.
- 10) 4 FOOT MINIMUM WIDE PATH OF TRAVEL PER CHAPTER 118 OF C.C.
- 11) TYPICAL 9'X18' AUTOMOBILE PARKING STALLS, FRONT CURB IS THE WHEEL STOP.
- 12) TYPICAL 9'X18' ELECTRIC / ALTERNATIVE FUEL VEHICLE PARKING STALL WITH "RESERVED" SIGN, (2 SPACES)
- 13) FUTURE ELECTRIC CAR CHARGING STATION LOCATION.
- 14) TYPICAL 9'X18' A.D.A. PARKING STALLS PER CHAPTER 118 OF C.C. (2 STALLS)
- 15) 12 FOOT WIDE CONCRETE WALK WAY.
- 16) 3" CONCRETE OR A.C. PAVING PER GRADING AND PAVING PLAN AND FUTURE PLANS AND PERMITS BY OTHERS.
- 17) LANDSCAPE AREAS.
- 18) 4 FOOT HIGH WINDMOUNTED IRON FENCE ALONG PROPERTY LINE PER TURLOCK CITY P.W. STANDARDS.
- 19) 12 FOOT MINIMUM WIDE DRIVE THRU LANE.
- 20) MEASUREMENT SIGN, PLANS AND PERMITS BY OTHERS.
- 21) AIR AND WATER MACHINE.
- 22) 8" THICK CONCRETE SLAB FOR DUMPSTER ROLL OUT, "NO PARKING" CONTRASTING PAINTED 12" TALL LETTERS ON CONCRETE PAVING.
- 23) 4" WIDE WHITE PAINTED STRIPES.
- 24) RESERVED PARKING FOR CAR-POOLING EMPLOYEES.
- 25) FUEL ISLANDS, PLANS AND PERMITS BY OTHERS.
- 26) RECYCLE PARKING FOR 3 BICYCLES PER CAL-PAREL.
- 27) RESERVED PARKING STALL FOR "ALOHA BOB" AND FRIENDS.
- 28) 8'X18' ADA VAN STYLE "NO PARKING" LOADING AREA PER C.C.
- 29) ADA PARKING LOT SIGN/NOTICE PER CHAPTER 118 OF C.C. A.D.A. APPROVED RAMP PER CHAPTER 118 OF C.C. SEE FUTURE GRADING PLAN BY OTHERS.
- 30) "RIGHT TURN ONLY" SIGN PER TURLOCK CITY P.W. STANDARDS.
- 31) VEHICLE-ROOT EVAPORATIVE EMISSIONS CANISTER, PLANS AND PERMITS BY OTHERS. MINIMUM 3 FEET BEHIND CURB.
- 32) MPD LOCATIONS. TYPICAL OF 6.
- 33) ADA PARKING STALL SIGNS PER CHAPTER 118 OF C.C.
- 34) 6" CONCRETE FILLED STEEL PIPE BOLLARDS AT LOCATIONS SHOWN.
- 35) FUEL CANOPY SUPPORT POSTS, PLANS AND PERMITS BY OTHERS.
- 36) INSTALLED SIDEWALKS ALONG FRONTAGE OF PROPERTY PER TURLOCK CITY PUBLIC WORKS STANDARDS.
- 37) "DO NOT ENTER" SIGNS PER TURLOCK CITY P.W. STANDARDS.
- 38) 10'-0" PUBLIC UTILITIES EASEMENT.
- 39) 6"x6" A.C. CURB AT COMMON DRIVE.
- 40) ORDER CONFORMATION BOARD FOR QSR.
- 41) ORDER CONFORMATION BOARD FOR CARWASH.
- 42) 10'X16' COVERED PATIO/HEATING AREA WITH CONCRETE DECK.
- 43) 30'-0" WIDE COMMON DRIVE.
- 44) CARWASH ENTRY AND PRICE SIGN.
- 45) (1)X(2) VACUUM AREA PARKING STALLS.
- 46) FUTURE COMMON DRIVE BY OTHERS.
- 47) 8'-0" HIGH X 10'-0" SOUND ATTENUATION WALL.
- 48) 30'X40' SOLAR PANEL AND VACUUM AREA CANOPY.
- 49) 4'X20' COVERED ENTRY ROOF.

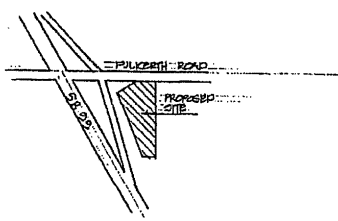
LEGAL DESCRIPTION.

The land referred to herein is situated in the State of California, county of Stanislaus, City of Turlock and described as follows:
 Parcel 1, as shown upon most certain Parcel Map, filed for record December 30, 2002, in Book 51 of Parcel Maps, of Page 97, Stanislaus County Records.
 Excepting therefrom that portion conveyed to the City of Turlock in the certain Grant deed recorded June 28, 2018 as Document No. 2018-0014213. Official Records more particularly described as follows:
 A portion of Parcel 1 as shown on map filed on December 30, 2002 in Book 51 of Parcel Maps at Page 97, Stanislaus County Records, located in Section 16, Township 5 South, Range 10 East, Mount Diablo Base and Meridian, in City of Turlock, County of Stanislaus, State of California, described as follows:

Beginning at the Southwest corner of Parcel 1; thence along the Westerly and Northerly line of said Parcel 1, also being the Easery right-of-way line for California State Highway 99, the following three courses:
 1) North 17°33'54" West, a distance of 317.68 feet
 2) North 44°12'21" East, a distance of 73.03 feet
 3) North 83°16'14" East, a distance of 120.26 feet
 thence South 0°14'22" East, a distance of 6.00 feet, thence North 89°50'01" West, a distance of 72.04 feet; thence South 59°04'10" West, a distance of 99.47 feet; thence South 22°28'00" East, a distance of 330.77 feet to the South line of said Parcel; thence North 89°58'58" West along said South line of Parcel 1, a distance of 44.13 feet to the point of beginning.

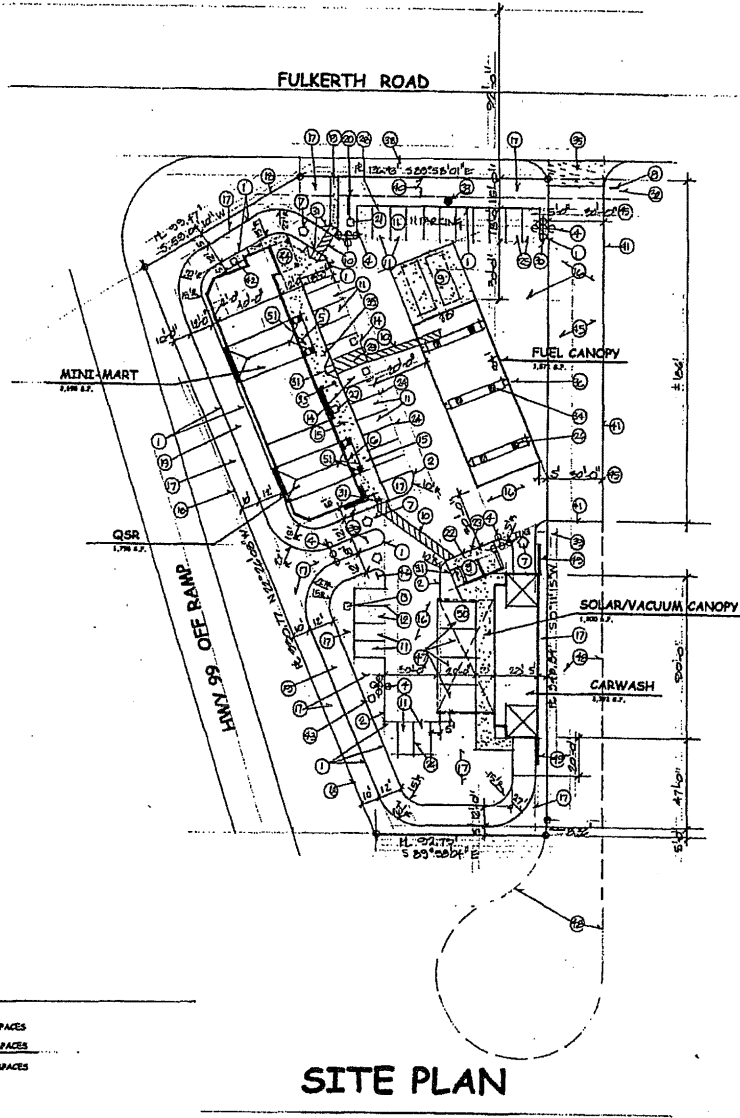
APN: 089-019-021

VICINITY MAP



SITE STATISTICS:


LAND	REQUIRED PARKING
• 1.32 ACRES	
• +/- 87,800 S.F.	
BUILDINGS	MINI-MART 1/250 S.F. • 18 SPACES
MINI-MART	QSR 1/100 S.F. • 18 SPACES
• 3,476 S.F.	
QSR	
• 1,794 S.F.	
CARWASH	
• 2,992 S.F.	
VACUUM CANOPY	
• 1,800 S.F.	
FUEL CANOPY	
• 2,972 S.F.	
M-I/QSR ENTRIES	
• 240 S.F.	
TOTAL	2 HANDICAPPED SPACES
• 13,800 S.F.	2 ELECTRIC/EOG VEHICLE SPACES
LOT COVERAGE	1 RESERVED SPACE FOR ALOHA BOB
• 23.6%	16 STANDARD SPACES
PAVING	4 VACUUM CANOPY SPACES
• 26,658 S.F.	
LOT COVERAGE	18 TOTAL
• 46.3%	
LANDSCAPE	
• 2,280 S.F.	
LOT COVERAGE	
• 4%	
LANDSCAPE	
• 19,062 S.F.	
LOT COVERAGE	
• 16.2%	



SITE PLAN

SCALE: 1"=50'-0"

PROPERTY DEVELOPER:
 AJANPREET KAUR and AJAN SACHDEVIA
 598 EAST MANNING AVENUE
 REEDLEY, CA, 93654
 (509) 978-1682



HYDROGRAPHIC

NO DATA AVAILABLE

RICHARD HERZOG CONSTRUCTION INC.

787 NORTH REDLAND AVENUE
 CLYDE, CALIFORNIA 95815
 (916) 361-1777
 CCL 200700

OWNER

ONE STOP VALERO, LLC
 998 EAST MANNING AVENUE
 REEDLEY, CA 93654
 (509) 978-1682

DESIGNED BY

TURLOCK ONE STOP VALERO
 400 N. 1ST STREET, QSR & CARWASH
 2500 FULKERTH ROAD
 TURLOCK, CA, 95350

209 # 245 - 09

DR. BY 12/20/16

DATE: 21 MAY 17

DESIGNED BY

DATE

SHEET TITLE

SITE PLAN

SHEET NUMBER

S