

**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 # 2019089047**

**Project Title:** Conditional Use Permit 2019-03 Verizon Wireless/Epic Wireless Group

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: Hedstrom Road/E Minnesota Ave Zip Code: 95380

Longitude/Latitude (degrees, minutes and seconds): \_\_\_\_\_ ° \_\_\_\_\_ ' \_\_\_\_\_ " N / \_\_\_\_\_ ° \_\_\_\_\_ ' \_\_\_\_\_ " W Total Acres: \_\_\_\_\_  
 Assessor's Parcel No.: 072-014-060-000 Section: 11 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  Final Document  
 Neg Dec (Prior SCH No.) \_\_\_\_\_  Draft EIS Other: \_\_\_\_\_  
 Mit Neg Dec Other: \_\_\_\_\_

Gov. Arnold's Office of Planning & Research

SEP 06 2019

**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: \_\_\_\_\_

STATE CLEARINGHOUSE

**Development Type:**

Residential: Units \_\_\_\_\_ Acres \_\_\_\_\_  
 Office: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 Commercial: Sq.ft. 742 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:**

<input checked="" type="checkbox"/> Aesthetic/Visual	<input type="checkbox"/> Fiscal	<input checked="" type="checkbox"/> Recreation/Parks	<input type="checkbox"/> Vegetation
<input checked="" type="checkbox"/> Agricultural Land	<input type="checkbox"/> Flood Plain/Flooding	<input type="checkbox"/> Schools/Universities	<input type="checkbox"/> Water Quality
<input checked="" type="checkbox"/> Air Quality	<input checked="" type="checkbox"/> Forest Land/Fire Hazard	<input type="checkbox"/> Septic Systems	<input checked="" type="checkbox"/> Water Supply/Groundwater
<input checked="" type="checkbox"/> Archeological/Historical	<input checked="" type="checkbox"/> Geologic/Seismic	<input type="checkbox"/> Sewer Capacity	<input checked="" type="checkbox"/> Wetland/Riparian
<input checked="" type="checkbox"/> Biological Resources	<input checked="" type="checkbox"/> Minerals	<input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading	<input type="checkbox"/> Growth Inducement
<input type="checkbox"/> Coastal Zone	<input checked="" type="checkbox"/> Noise	<input type="checkbox"/> Solid Waste	<input checked="" type="checkbox"/> Land Use
<input type="checkbox"/> Drainage/Absorption	<input type="checkbox"/> Population/Housing Balance	<input type="checkbox"/> Toxic/Hazardous	<input type="checkbox"/> Cumulative Effects
<input type="checkbox"/> Economic/Jobs	<input checked="" type="checkbox"/> Public Services/Facilities	<input checked="" type="checkbox"/> Traffic/Circulation	<input type="checkbox"/> Other: _____

**Present Land Use/Zoning/General Plan Designation:**

Planned Development 34 (PD34)

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

State Clearinghouse Contact: (916) 445-0613

State Review Began: 9 - 6 - 2019

SCH COMPLIANCE 11 - 7 - 2019

**Project Sent to the following State Agencies**

<input checked="" type="checkbox"/> Resources	Cal EPA
<input type="checkbox"/> Boating & Waterways	ARB: Airport & Freight
<input checked="" type="checkbox"/> Central Valley Flood Prot.	ARB: Transportation Projects
<input type="checkbox"/> Coastal Comm	<input checked="" type="checkbox"/> ARB: Major Industrial/Energy
<input type="checkbox"/> Colorado Rvr Bd	Resources, Recycl. & Recovery
<input type="checkbox"/> Conservation	<input checked="" type="checkbox"/> SWRCB: Div. of Drinking Water
<input checked="" type="checkbox"/> CDFW # <u>2, 3, 4</u>	<b>SWRCB: Div. Drinking Wtr #</b> _____
<input type="checkbox"/> Cal Fire	SWRCB: Div. Financial Assist.
<input type="checkbox"/> Historic Preservation	SWRCB: Wtr Quality
<input checked="" type="checkbox"/> Parks & Rec	SWRCB: Wtr Rights
<input type="checkbox"/> Bay Cons & Dev Comm.	<input checked="" type="checkbox"/> Reg. WQCB # <u>56</u>
<input type="checkbox"/> DWR	<input checked="" type="checkbox"/> Toxic Sub Ctrl-CTC

**Yth/Adlt Corrections**

Corrections

**CalSTA**

Aeronautics  
 CHP  
 Caltrans# 10  
 Trans Planning

**Other**

Education  
 Food & Agriculture  
 HCD  
 OES

**State/Consumer Svcs**

General Services

**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: \_\_\_\_\_

*Note: Review per Lead*

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

SCH#: 2019089047

**Please forward late comments directly to the Lead Agency**

AQMD/APCD 34

(Resources: 9 / 7)

**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 # <u>10</u>       | <input type="checkbox"/> Public Utilities Commission                         |
| <input type="checkbox"/> Caltrans Division of Aeronautics               | <input checked="" type="checkbox"/> Regional WQCB # <u>5</u>                 |
| <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 September 6, 2019 Ending Date November 7, 2019

**Lead Agency (Complete if applicable):**

Consulting Firm: _____	Applicant: <u>Verizon Wireless/Epic Wireless Group</u>
Address: _____	Address: <u>605 Coolidge Dr, Suite 100</u>
City/State/Zip: _____	City/State/Zip: <u>Folsom CA 95630</u>
Contact: _____	Phone: <u>530-368-2357</u>
Phone: _____	

Signature of Lead Agency Representative: *Adrienne Warner* Date: 9/5/2019

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

CUP 19-03 Verizon Wireless/Epic Wireless Group

**Project Description:** Epic Wireless Group, on behalf of Verizon Wireless, is requesting approval to install and operate a 68-foot tall monopine wireless communication facility (cell tower). The cell tower will be located behind the In-Shape gym at 2710 Geer Road (Stanislaus County APN 072-014-060). The monopine and associated ground equipment will be located within a 742.5 square foot (24.75'x30') fenced area. Four antenna sectors with three antenna per sector will be located at the top of the monopine. Associated equipment includes equipment cabinets, service light, stand-by emergency diesel generator with a 92-gallon fuel tank, and other supporting ancillary equipment. A 6-foot tall chain link fence with vinyl slates and security wire will surround the leased area. A technician will visit the site on average once a month for routine maintenance.

**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.