

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: MDP 2021-06 Jagjit Deol

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: Stanislasu

Project Location: County: Stainslaus City/Nearest Community: Turlock/Keyes/Denair
Cross Streets: Linwood Ave and Glenwood Ave Zip Code: 95380
Longitude/Latitude (degrees, minutes and seconds): ... Total Acres: 9.86
Assessor's Parcel No.: 044-017-008-000 Section: 27 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.) [] DraftEIS [] Other:
[X] 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 [X] 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
[X] Commercial: Sq.ft. Acres 9.86 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:

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

Present Land Use/Zoning/General Plan Designation:

Industrial (I)

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

The applicant is proposing to develop a 9.86-acre parcel at 1806 S. Walnut Road (Stanislaus County APN 044-017-008) for a truck yard for approximately 260 semi-trucks and trailers with a 3,600 square foot truck repair shop and office. The existing house will remain and be used as a caretaker's unit. Full frontage improvements, including curb, gutter, and sidewalk will be constructed along S. Walnut Road. On-site paving, landscaping, security lighting, perimeter fencing, and a storm water retention basin will also be constructed. The applicant anticipates paving and striping 4-acres of the parcel for 50 semi-trucks and trailers within the first 12-months after approval. The construction of the office and truck repair building and paving and striping for the remaining 190 truck parking stalls is anticipated to be completed within 36-months after project approval.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

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".

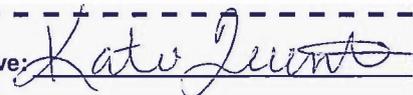
<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> 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 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 1, 2021 Ending Date August 1, 2021

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>Jagjit Deol</u>
Address: _____	Address: <u>4281 Glenhaven Dr</u>
City/State/Zip: _____	City/State/Zip: <u>Tracy CA 95377</u>
Contact: _____	Phone: <u>310-962-5890</u>
Phone: _____	

Signature of Lead Agency Representative:  Date: 7/1/21

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