

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 2021-08 Turlock-Monte Vista LLC

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: Stanislaus

Project Location: County: Stanislaus City/Nearest Community: Turlock/Keyes/Denair
Cross Streets: N Walnut Rd and Crowley Rd Zip Code: 95382
Longitude/Latitude (degrees, minutes and seconds): ... Total Acres: 12
Assessor's Parcel No.: 071-004-009-000 Section: 3 Twp.: 5S Range: 10E Base: MDB&M
Within 2 Miles: State Hwy#: 99 Waterways:
Airports: Railways: Schools: Turlock Unified School

Document Type:

- CEQA: [ ] NOP [ ] Draft EIR [ ] NEPA: [ ] NOI Other: [ ] Joint Document
[ ] Early Cons [ ] Supplement/Subsequent EIR [ ] EA [ ] Final Document
[ ] NegDec (Prior SCH No.) [ ] Draft EIS [ ] 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 [ ] Use Permit [ ] Coastal Permit
[ ] Community Plan [ ] Site Plan [ X ] Land Division (Subdivision, etc.) [ ] Other:

Development Type:

- [ X ] Residential: Units 348 Acres 12
[ ] Office: Sq.ft. Acres Employees
[ ] Commercial: Sq.ft. Acres Employees
[ ] Industrial: Sq.ft. Acres Employees
[ ] Educational:
[ ] Recreational:
[ ] Water Facilities: type MGD
[ ] Transportation: Type
[ ] Mining: Mineral
[ ] Power: Type
[ ] Waste Treatment: Type MGD
[ ] Hazardous Waste: Type
[ ] 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/Ground water
[ 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:

High Density Residential (RH)

Project Description (please use a separate page if necessary)

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".

- Air Resources Board
- Boating & Waterways, Department of
- California Emergency Management Agency
- California Highway Patrol
- Caltrans District #10
- Caltrans Division of Aeronautics
- Caltrans Planning
- Central Valley Flood Protection Board
- Coachella Valley Mtns. Conservancy
- Coastal Commission
- Colorado River Board
- Conservation, Department of
- Corrections, Department of
- Delta Protection Commission
- Education, Department of
- Energy Commission
- Fish & Game Region # \_\_\_\_\_
- Food & Agriculture, Department of
- Forestry and Fire Protection, Department of
- General Services, Department of
- Health Services, Department of
- Housing & Community Development
- Native American Heritage Commission

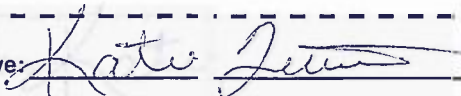
- Office of Historic Preservation
- Office of Public School Construction
- Parks & Recreation, Department of
- Pesticide Regulation, Department of
- Public Utilities Commission
- Regional WQCB# 5
- Resources Agency
- Resources Recycling and Recovery, Department of
- S.F. Bay Conservation & Development Comm.
- San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
- San Joaquin River Conservancy
- Santa Monica Mtns. Conservancy
- State Lands Commission
- SWRCB: Clean Water Grants
- SWRCB: Water Quality
- SWRCB: Water Rights
- Tahoe Regional Planning Agency
- Toxic Substances Control, Department of
- Water Resources, Department of
- Other: \_\_\_\_\_
- Other: \_\_\_\_\_

**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>Turlock-Monte Vista LLC</u>
Address: _____	Address: <u>61 Moraga Way, Suite 4</u>
City/State/Zip: _____	City/State/Zip: <u>Orinda, CA 94563</u>
Contact: _____	Phone: <u>925-389-6836</u>
Phone: _____	

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

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