

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: CUP 2021-13 Brian Rosenberger

Lead Agency: City of Turlock Contact Person: Adrienne Werner
Mailing Address: 156 S Broadway, Ste 120 Phone: 209-668-5640
City: Turlock Zip: CA County: Stanislaus

Project Location: County: Stanislaus City/Nearest Community: Turlock/Keves/Denair
Cross Streets: Dianne Dr and N Kilroy Rd Zip Code: 9580
Longitude/Latitude (degrees, minutes and seconds): ... N / ... W Total Acres: 10.85
Assessor's Parcel No.: 089-013-021-000 Section: 16 Twp: 5S Range: 10E Base: MDB&M
Within 2 Miles: State Hwy #: 99 Waterways: Railways: Union Pacific Schools: Turlock Unified School Di

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: [] FONSI

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
[X] Commercial: Sq.ft. 440 Acres 10.85 Employees
[] Industrial: Sq.ft. Acres Employees
[] Educational:
[] Recreational:
[] Water Facilities: Type MGD
[] Transportation: Type Mineral
[] Mining:
[] Power: Type iwiW
[] 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 [] Water Quality
[X] Air Quality [] Forest Land/Fire Hazard [] Septic Systems [] 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
[X] Coastal Zone [X] Noise [] Solid Waste [] Land Use
[X] Drainage/Absorption [] Population/Housing Balance [X] Toxic/Hazardous [] Cumulative Effects
[] Economic/Jobs [X] Public Services/Facilities [X] Traffic/Circulation [] Other:

Present Land Use/Zoning/General Plan Designation:

Industrial Business Park (IBP)

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

The applicant is proposing to develop a 10.85-acre parcel at 2625 W. Main Street (Stanislaus County APN 089-013-021) for a RV storage facility. The project will construct approximately 497 covered RV spaces, a 440 square foot office building, trash enclosures, and an RV dump station for exclusive use of the tenants of the RV storage facility. Main access to the RV storage facility will be from Dianne Drive with a proposed emergency vehicle access (EVA) on W. Main Street. Full frontage improvements, including curb, gutter, and sidewalk will be constructed along W. Main Street and Dianne Drive. On-site paving, landscaping, security lighting, perimeter fencing, and a storm water retention basin are also proposed.

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".

- S Air Resources Board
- Boating & Waterways, Department of
- California Emergency Management Agency
- California Highway Patrol
- S 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
- S Native American Heritage Commission

- Office of Historic Preservation
- Office of Public School Construction
- Parks & Recreation, Department of
- Pesticide Regulation, Department of
- Public Utilities Commission
- S 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 October 14, 2021 Ending Date November 14, 2021

Lead Agency (Complete if applicable):

Consulting Firm: _____ Applicant: Brian Rosenberger
 Address: _____ Address: 4335 B North Star Way
 City/State/Zip: _____ City/State/Zip: Modesto CA 95356
 Contact: _____ Phone: 209-577-4661
 Phone: _____

Signature of Lead Agency Representative: *Alicia Warner* Date: 10-13-21

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