

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 2022-05

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: Stainslaus City/Nearest Community: Turlock/Keyes/Denair
Cross Streets: E Springer Dr/Piccadilly Ln Zip Code: 95382
Longitude/Latitude (degrees, minutes and seconds): ... W Total Acres: 8.58
Assessor's Parcel No.: 071-066-067-000 Section: 3 Twp.: 5S Range: 10E Base: MDB&M
Within 2 Miles: State Hwy#: 99 Waterways: Airports: Railways: Schools: TUSD

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:

- [X] Residential: Units 261 Acres 8.58
[ ] 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 MW
[ ] 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/Groundwater
[X] Archeological/Historical [X] Geological/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:

Community Commercial/High Density Residential (CER)

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

See Attached description

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 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 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 |                                                                              |

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**Local Public Review Period (to be filled in by lead agency)**

Starting Date July 18, 2022 Ending Date August 18, 2022

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

Consulting Firm: _____	Applicant: <u>Maracor Development Inc</u>
Address: _____	Address: <u>61 Moraga Way, Ste</u>
City/State/Zip: _____	City/State/Zip: <u>Orinda CA 94563</u>
Contact: _____	Phone: <u>925-389-6836</u>
Phone: _____	

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**Signature of Lead Agency Representative:** *Alexine Weirner* **Date:** 7-15-22

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

**PROJECT DESCRIPTION:** The applicant is requesting to develop an 8.58-acre parcel for a 261-unit multi-family residential project at 4131 Geer Road (Stanislaus County APN: 071-066-067). The project will construct a total of 9 three-story buildings approximately 40' in height. Each unit will include a patio (1<sup>st</sup> floor apartments) or balcony area (2<sup>nd</sup> and 3<sup>rd</sup> story apartments). The apartment buildings are setback approximately 45' from the north and west property lines with a minimum 5' wide landscape area, parking stalls and drive aisles providing additional buffering from the residential subdivisions to the north and west. Main access to the complex is provided by driveways on Geer Road and Christoffersen Parkway. Onsite improvements include parking, carports, landscaping, clubhouse and pool, and a 900 square foot children's outdoor play area. Off-site frontage improvements, including, curb, gutter and sidewalk will be installed along the Geer Road and Christoffersen Parkway frontages.