



Gavin Newsom
Governor

STATE OF CALIFORNIA
Governor's Office of Planning and Research
State Clearinghouse and Planning Unit



Kate Gordon
Director

Request for Early Consultation

February 27, 2019

To: Reviewing Agencies

Re: General Plan Amendment 2019-01, Rezone 2019-01, & Planned Development 277 - Turlock
Dental Care
SCH# 2019029143

Prior to determining whether a Negative Declaration or an Environmental Impact Report (EIR) is required for a project under CEQA, a Lead Agency is required to consult with all responsible and trustee agencies. This notice and attachment fulfill the early consultation requirement. Recommendations on the appropriate type of environmental document for this project, as well as comments on its scope and content, should be transmitted to the Lead Agency at the address below. You do not have to be a responsible or trustee agency to comment on the project. All agencies are encouraged to comment in a manner that will assist the Lead Agency to prepare a complete and adequate environmental document.

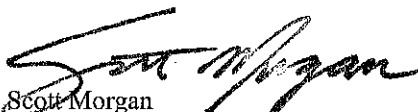
Please direct your comments to:

Katie Quintero
City of Turlock
156 South Broadway, Suite 120
Turlock, CA 95380

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to SCH Number 2019029143 in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,


Scott Morgan
Director, State Clearinghouse

Attachment
cc: Lead Agency

**Document Details Report
State Clearinghouse Data Base**

SCH# 2019029143
Project Title General Plan Amendment 2019-01, Rezone 2019-01, & Planned Development 277 - Turlock Dental Care
Lead Agency Turlock, City of

Type CON Early Consultation
Description The applicant is requesting a General Plan Amendment and Rezone of the property from medium density residential, planned development 256 to commercial office to allow for the construction of a 7,112 sf dental office and a 3,727 sf medical and/or professional office building. On the approx 1.4 acre parcel located at 3131 Colorado Ave, Stanislaus County APN 072-012-056. A planned development application is also included in this request to further limit the allowable uses on the site to medical or professional office uses. Approx eighty parking spaces are proposed to accommodate the development. On-site improvements such as paving, landscaping and parking lot striping will also be installed.

Lead Agency Contact

Name Katie Quintero
Agency City of Turlock
Phone (209) 668-5640
email
Address 156 South Broadway, Suite 120
City Turlock
Fax
State CA **Zip** 95380

Project Location

County Stanislaus
City Turlock
Region
Cross Streets E Monte Vista Ave & Colorado Ave
Lat / Long
Parcel No. 072-012-056-000
Township 5S **Range** 10E **Section** 11 **Base** MDBM

Proximity to:

Highways 99
Airports
Railways UPRR
Waterways
Schools Turlock USD
Land Use planned dev 256

Project Issues

Reviewing Agencies Resources Agency; Central Valley Flood Protection Board; Department of Fish and Wildlife, Region 4; Department of Parks and Recreation; Department of Water Resources; California Highway Patrol; Caltrans, District 10; Regional Water Quality Control Bd., Region 5 (Sacramento); Department of Toxic Substances Control; Native American Heritage Commission; Public Utilities Commission; State Water Resources Control Board, Division of Drinking Water; Air Resources Board, Transportation Projects

Date Received 02/27/2019 **Start of Review** 02/27/2019 **End of Review** 03/25/2019

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 # **2019029143**

Project Title: General Plan Amendment 2019-01, Rezone 2019-01, & Planned Development 277 - Turlock Dental Care
Lead Agency: City of Turlock **Contact Person:** Katie Quintero
Mailing Address: 166 S Broadway, Ste 120 **Phone:** 209-668-5640
City: Turlock **Zip:** 95360 **County:** Stanislaus

Project Location: County: Stanislaus City/Nearest Community: Turlock/Keyes/Denair
 Cross Streets: E Monte Vista Ave & Colorado Ave Zip Code: 95382
 Longitude/Latitude (degrees, minutes and seconds): _____ " N / _____ " W Total Acres: 1.437
 Assessor's Parcel No.: 072-012-056-000 Section: 11 Twp.: 5S Range: 10E Base: MDB&M
 Within 2 Miles: State Hwy #: 99 Waterways: _____
 Airports: _____ Railways: Union Pacific Schools: Turlock Unified School District

Document Type:
 CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____

Gov. Office of Planning & Research

Local Action Type:
 General Plan Update Specific Plan Rezone FEB 27 2019 Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Land Division (Subdivision, etc.) Coastal Permit
 Community Plan Site Plan Other: _____

STATE CLEARINGHOUSE

Development Type:
 Residential: Units _____ Acres _____
 Office: Sq.ft. 10,768 Acres 1.437 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:
 Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: _____

Present Land Use/Zoning/General Plan Designation:
 Planned Development 256

Project Description: (please use a separate page if necessary)
 The applicant is requesting a General Plan Amendment and Rezone of the property from Medium Density Residential, Planned Development 256 to Commercial Office (CO) to allow for the construction of a 7,112 square foot dental office and a 3,727 square foot medical and/or professional office building. On the approximately 1.4 acre parcel located at 3131 Colorado Avenue, Stanislaus County APN 072-012-056. A Planned Development application is also included in this request to further limit the allowable uses on the site to medical or professional office uses. Approximately eighty parking spaces are proposed to accommodate the development. On-site improvements such as paving, landscaping and parking lot striping will also be installed.

State Clearinghouse Contact: (916) 445-0613
 State Review Began: 2-27-2019

EARLY CONSULTATION

SEND COMMENTS DIRECTLY TO
 LEAD AGENCY BY: 3-25-2019

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

SCH#: 2019029143

Please forward late comments directly to the Lead Agency

AQMD/APCD 34

(Resources: 3 / 2)

Project Sent to the following State Agencies

- | | |
|--|--|
| <input checked="" type="checkbox"/> Resources | <input type="checkbox"/> Cal EPA |
| <input type="checkbox"/> Boating & Waterways | <input type="checkbox"/> ARB: Airport & Freight |
| <input checked="" type="checkbox"/> Central Valley Flood Prot. | <input checked="" type="checkbox"/> ARB: Transportation Projects |
| <input type="checkbox"/> Coastal Comm | <input type="checkbox"/> ARB: Major Industrial/Energy Resources, Recyc. & Recovery |
| <input type="checkbox"/> Colorado Rvr Bd | <input checked="" type="checkbox"/> SWRCB: Div. of Drinking Water |
| <input type="checkbox"/> Conservation | <input type="checkbox"/> SWRCB: Div. Financial Assist. |
| <input checked="" type="checkbox"/> CDFW # 4 | <input type="checkbox"/> SWRCB: Wtr Quality |
| <input type="checkbox"/> Cal Fire | <input type="checkbox"/> SWRCB: Wtr Rights |
| <input type="checkbox"/> Historic Preservation | <input checked="" type="checkbox"/> Reg. WQCB # 65 |
| <input checked="" type="checkbox"/> Parks & Rec | <input checked="" type="checkbox"/> Toxic Sub Ctrl-CTC |
| <input type="checkbox"/> Bay Cons & Dev Comm. | <input type="checkbox"/> Yth/Addit Corrections |
| <input checked="" type="checkbox"/> DWR | <input type="checkbox"/> Corrections |
| <input type="checkbox"/> CalSTA | <input type="checkbox"/> Independent Comm |
| <input checked="" type="checkbox"/> Aeronautics | <input type="checkbox"/> Delta Protection Comm |
| <input type="checkbox"/> CHP | <input type="checkbox"/> Delta Stewardship Council |
| <input checked="" type="checkbox"/> Caltrans # 10 | <input type="checkbox"/> Energy Commission |
| <input type="checkbox"/> Trans Planning | <input checked="" type="checkbox"/> NAHC |
| <input type="checkbox"/> Other | <input checked="" type="checkbox"/> Public Utilities Comm |
| <input type="checkbox"/> Education | <input type="checkbox"/> Santa Monica Bay Restoration |
| <input type="checkbox"/> Food & Agriculture | <input type="checkbox"/> State Lands Comm |
| <input type="checkbox"/> HCD | <input type="checkbox"/> Tahoe Rgl Plan Agency |
| <input type="checkbox"/> OES | <input type="checkbox"/> Conservancy |
| <input type="checkbox"/> State/Consumer Svcs | |
| <input type="checkbox"/> General Services | |

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 checked="" 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 February 25, 2019 Ending Date March 25, 2019

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>Dr. Robert Mc Culla</u>
Address: _____	Address: <u>990 Delbon Ave</u>
City/State/Zip: _____	City/State/Zip: <u>Turlock CA 95382</u>
Contact: _____	Phone: <u>209-667-7889</u>
Phone: _____	

Signature of Lead Agency Representative: *Kati Quinto* Date: 2/22/19

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