

Filing Requested By:
City of Turlock
Planning Division
156 S. Broadway, Suite 120
Turlock, CA 95380-5456

When Filed Mail To:
Same as above

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2019 AUG 27 AM 8:09

STANISLAUS CO. CLERK-RECORDER
ASHIKA NARAYAN

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CITY OF TURLOCK

☒ **Proposed Mitigated Negative Declaration**

City of Turlock
156 S. Broadway, Suite 120
Turlock, CA 95380-5456
Telephone: (209) 668-5640
Project located in Stanislaus County.
Time period provided for review: 30 days.

August 26, 2019

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

PROJECT TITLE: MINOR DISCRETIONARY PERMIT 2019-06
(TURLOCK ONE STOP VALERO)
SCH#2019080095

PROJECT APPLICANT: AMARPREET KAUR & AMAN SACHDEVA

PROJECT DESCRIPTION: Turlock One-Stop Valero has submitted an application requesting approval to construct a gas station with a 6-pump fuel island and canopy (3,572 square feet), an approximately 5,500 square foot convenience mart with a drive-through for a yet unidentified quick serve restaurant, and an approximately 2,400 square foot drive-through car wash with vacuum stalls and canopy (approximately 1,800 square feet). On-and off-site improvements will include paving, parking, parking stall striping, trash enclosure, landscaping, curb, gutter and sidewalks. The applicant will also be applying for a Type 21 alcohol license to allow the sale of beer, wine, and distilled spirits off the premises

PROJECT LOCATION: 2500 Fulkerth Road
Stanislaus County APN 089-019-021

RESPONSE PERIOD STARTS: August 29, 2019
RESPONSE PERIOD ENDS: September 30, 2019 at 5:00 PM

PUBLIC HEARING: NA

RECOMMENDED FINDINGS: Pursuant to Public Resources Code Section 21080(c)(2) and CEQA Guidelines Section 15168(c)(1), the City of Turlock, as lead agency for the proposed project, has prepared an initial study to make the following findings:

1. Pursuant to CEQA Guidelines Section 15162, the proposed activity is adequately described and is within the scope of the General Plan EIR and the Northwest Triangle Specific Plan Mitigated Negative Declaration.
2. All feasible mitigation measures developed in the General Plan EIR and the Northwest Triangle Specific Plan Mitigated Negative Declaration have been incorporated into the project.
3. Pursuant to Public Resources Code Sections 21080(c)(2) and 21157.5, the initial study prepared for the proposed project has identified potential new or significant effects that were not adequately analyzed in the General Plan EIR and the Northwest Triangle Specific Plan Mitigated Negative Declaration, but

- feasible mitigation measures have been incorporated to revise the proposed subsequent project to avoid or mitigate the identified effects to a point where clearly no significant effects would occur.
4. There is no substantial evidence before the lead agency that the subsequent project, as revised, may have a significant effect on the environment.
 5. The analyses of cumulative impacts, growth inducing impacts, and irreversible significant effects on the environment contained in the General Plan EIR and the Northwest Triangle Specific Plan Mitigated Negative Declaration are adequate for this subsequent project.
 6. Pursuant to CEQA Guidelines Section 15093, a Statement of Overriding Considerations was adopted for the General Plan EIR (City Council Resolution 2012-156). As identified in the Turlock General Plan EIR, development in the project area would result in significant, and unavoidable, impacts in the areas of noise, regional air quality, and the eventual loss of agricultural land. The magnitude of these impacts can be reduced, but not eliminated by the mitigation measures referenced in the initial study prepared for this project and General Plan EIR. Therefore, mitigation measures identified in the General Plan EIR, and its respective Statements of Overriding Considerations, are adequate to mitigate the impacts from the proposed project where feasible, and are hereby incorporated by reference.
 7. Pursuant to Public Resources Code Section 21157.6(a), having reviewed the General Plan EIR and the Northwest Triangle Specific Plan Mitigated Negative Declaration, the City of Turlock finds and determines that:
 - a. No substantial changes have occurred with respect to the circumstances under which the General Plan EIR and the Northwest Triangle Specific Plan Mitigated Negative Declaration were certified, and
 - b. That there is no new available information which was not and could not have been known at the time Documents used in preparation of this Proposed Mitigated Negative Declaration, are available for public review at the address below.
 8. Whereas, on June 13, 2017, the City of Turlock adopted minor changes, deletions, and additions to the project described in the Northwest Triangle Specific Plan Amendment 2017 and certified an Addendum to the Mitigated Negative Declaration demonstrating that the preparation of a Subsequent Environmental Impact Report (EIR) was not required, pursuant to Section 15162 of the California Environmental Quality Act, because none of the following findings could be made:
 - (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
 - (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or
 - (3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows any of the following:
 - (A) The project will have one or more significant effects not discussed in the previous EIR;
 - (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
 - (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

You can view the Initial Study Checklist and any related documents for this project on our website at:
<http://ci.turlock.ca.us/buildinginturlock/planninglandusepermitting/planningprojects/>

BY: 
KATIE QUINTERO
DEPUTY DIRECTOR DEVELOPMENT SERVICES/PLANNING MANAGER
ENVIRONMENTAL REVIEW

Enclosure: Initial Study
Site Plan

9" W/ CONCRETE CABS AT LOCATIONS SHOWN.
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has been referred to herein is situated in the Streets of California, County of
San Diego, City of Torrance and described as follows:

accepting therefrom that portion conveyed to the City of Turlock in that certain Grant deed recorded June 22, 2018 as Document No. 2018-0043716. Official Records Book _____, particularly described as follows:

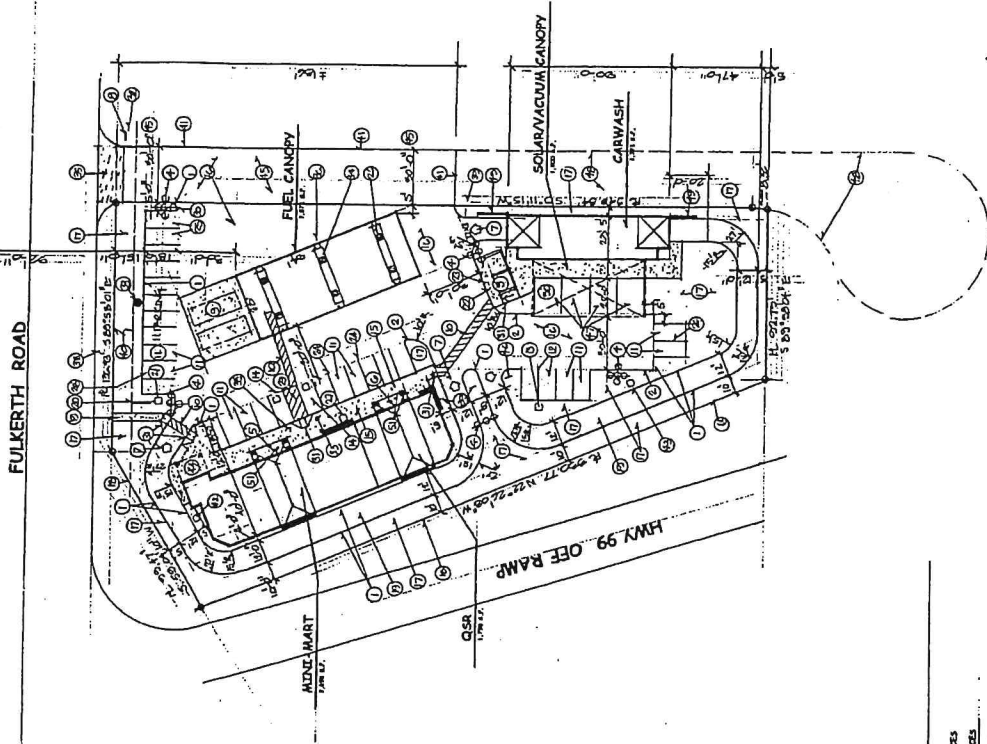
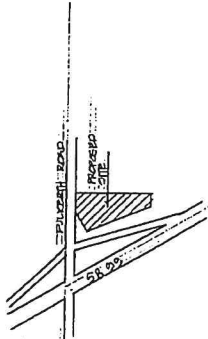
portion of Parcel 1 as shown on map filed on December 30, 2001 in Book 21 and Page 200 at Page 87, Stanislaus County Records, located in Section 16, Township 9 South, Range 10 East, Mount Diablo Base and Meridian, in City of Turlock, County of Stanislaus, State of California, described as follows:

lighting at the Southwest corner of Parcel 1; there are also the Warty and Nasty
as of old Parcel 3, also being the Eastern right-of-way line for California State
Highway 99, the following items are:

- North 173154' West, a distance of 371.88 feet
North 44°12'22" East, a distance of 73.03 feet
North 87°18'14" East, a distance of 120.98 feet
South 32°04'19"22" East, a distance of 330.0 feet, thence North 89°56'01" West, a distance of 72.04 feet, thence South 59°04'10" West, a distance of 69.47 feet; thence North 22°26'00" East, a distance of 330.77 feet to the South line of road thence thence North 87°59'30" West, a distance of 44.33 feet to the line of beginning.

PN: 089-019-021

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SITE PLAN

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PROPERTY DEVELOPER:
ANURPRIET KAUR and AMAN SACHDEV
9998 EAST MANNING AVENUE
REDLEIGH, CA. 91154
(714) 773-1442

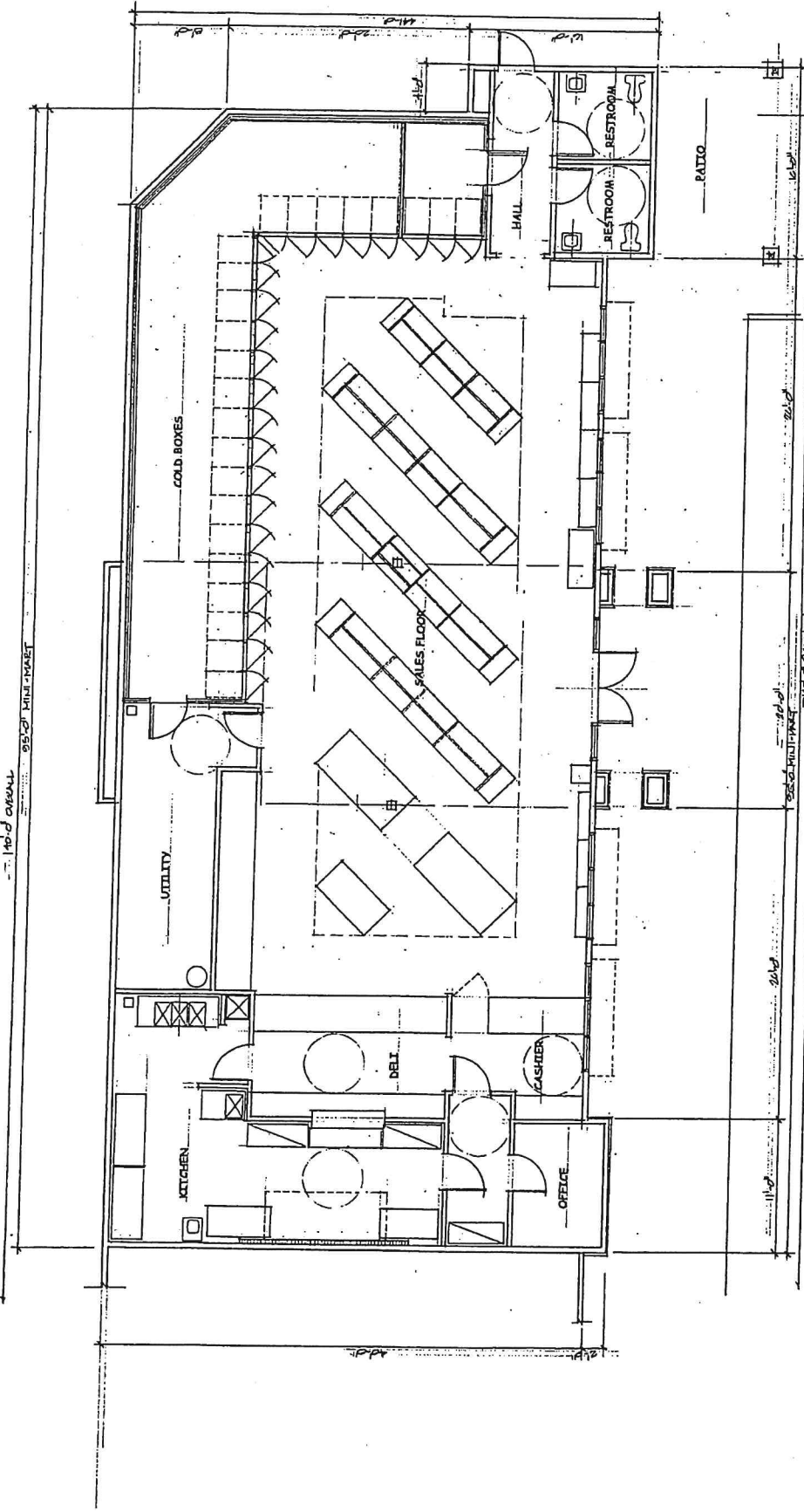
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TULUOK, CA. 95050		2500 FULFERTH ROAD		TULUOK, CA. 95050		ONE STOP VALERO		RICHARD HEBROS CONSTRUCTION INC.	
990 EAST MANUNDA AVENUE		REBELEY, CA 95064		(209) 578-1482		C.O. 907078			
7847 NORTH HIGHLAND AVENUE		GLENDALE, CALIFORNIA 91201		(310) 244-7777					
APPROVED BY: [Signature]		DATE: 7/10/97		APPROVED BY: [Signature]		DATE: 7/10/97		APPROVED BY: [Signature]	
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SHEET NO. 1		OF 1		SHEET NO. 1		OF 1		SHEET NO. 1	
TYPICAL ONE STOP VALERO		2500 FULFERTH ROAD		TULUOK, CA. 95050		ONE STOP VALERO		RICHARD HEBROS CONSTRUCTION INC.	
990 EAST MANUNDA AVENUE		REBELEY, CA 95064		(209) 578-1482		C.O. 907078			
7847 NORTH HIGHLAND AVENUE		GLENDALE, CALIFORNIA 91201		(310) 244-7777					
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TYPICAL ONE STOP VALERO		2500 FULFERTH ROAD		TULUOK, CA. 95050		ONE STOP VALERO		RICHARD HEBROS CONSTRUCTION INC.	
990 EAST MANUNDA AVENUE		REBELEY, CA 95064		(209) 578-1482		C.O. 907078			
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TYPICAL ONE STOP VALERO		2500 FULFERTH ROAD		TULUOK, CA. 95050		ONE STOP VALERO		RICHARD HEBROS CONSTRUCTION INC.	
990 EAST MANUNDA AVENUE		REBELEY, CA 95064		(209) 578-1482		C.O. 907078			
7847 NORTH HIGHLAND AVENUE		GLENDALE, CALIFORNIA 91201		(310) 244-7777					
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TYPICAL ONE STOP VALERO		2500 FULFERTH ROAD		TULUOK, CA. 95050		ONE STOP VALERO		RICHARD HEBROS CONSTRUCTION INC.	
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TYPICAL ONE STOP VALERO		2500 FULFERTH ROAD		TULUOK, CA. 95050		ONE STOP VALERO		RICHARD HEBROS CONSTRUCTION INC.	
990 EAST MANUNDA AVENUE		REBELEY, CA 95064		(209) 578-1482		C.O. 907078			
7847 NORTH HIGHLAND AVENUE		GLENDALE, CALIFORNIA 91201		(310) 244-7777					
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990 EAST MANUNDA AVENUE		REBELEY, CA 95064		(209) 578-1482		C.O. 907078			
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990 EAST MANUNDA AVENUE		REBELEY, CA 95064		(209) 578-1482		C.O. 907078			
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990 EAST MANUNDA AVENUE		REBELEY, CA 95064		(209) 578-1482		C.O. 907078			
7847 NORTH HIGHLAND AVENUE		GLENDALE, CALIFORNIA 91201		(310)					




RICHARD HERZOG CONSTRUCTION INC.
 1747 NORTH HIGHLAND AVENUE
 CLOVIS, CALIFORNIA 93318
 (509) 778-1142
 (509) 778-1143
 REEVEY, CA 93304
 998 EAST ALABAMA AVENUE
 ONE STOP VALERO, LLC
 OWNER

TURLOCK ONE STOP VALERO
 2500 PULVERTH ROAD
 TURLOCK, CA 95360
 MOD-MART, GAS STATION, GAS & CONVENIENCE
 ARCHITECT

SHEET NO.
 DATE
 DRAWN BY
 CHECKED BY
 SCALE
 PART TITLE
 MINI-MART
 FLOOR PLAN
 PART NUMBER
 1

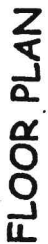


MINI MART FLOOR PLAN

MAINTENANCE

10000 SF

10000 SF
 10000 SF
 10000 SF



1.2	PORT NUMBER	CARWASH FLOOR PLAN	PORT TITLE	DATE	DESIGNED BY	DRAWN BY	DATE	SCALE	BY	NO. OF
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1.2

**CARWASH
FLOOR
PLAN**

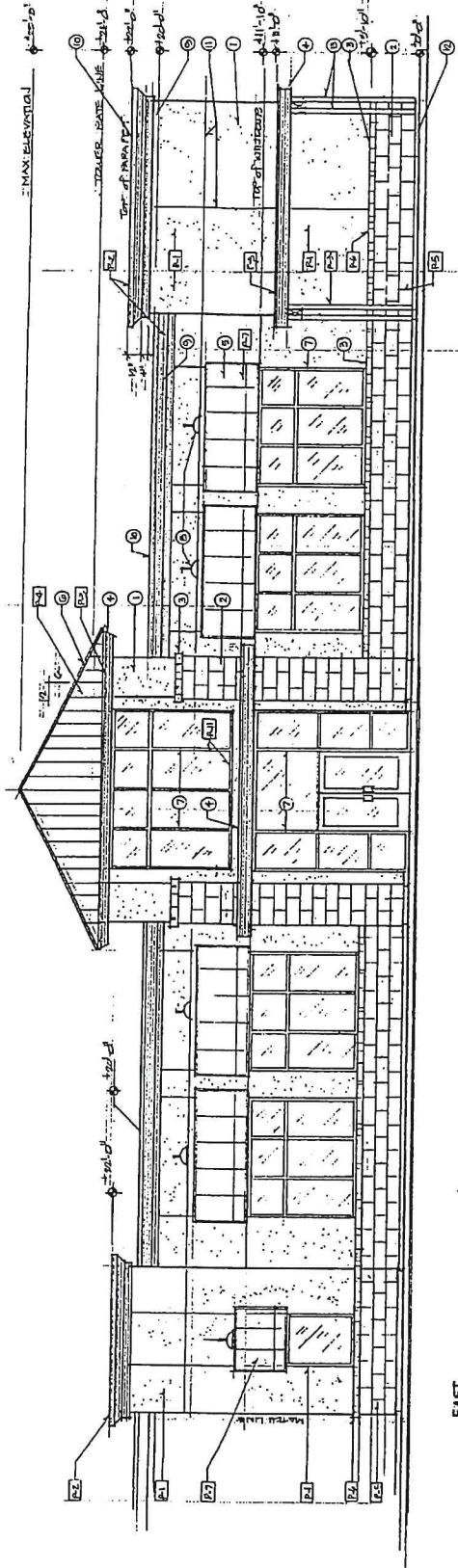
TURNLOCK ONE STOP VAL
RIDE-MAINT. GAS STATION, QRS A &
2500 PULKERTH ROAD
TURNLOCK, CA. 95380

ONE STOP VALERO, LLC
998 EAST MAINING AVENUE
REDFEY, CA 93664
(509) 978-1682

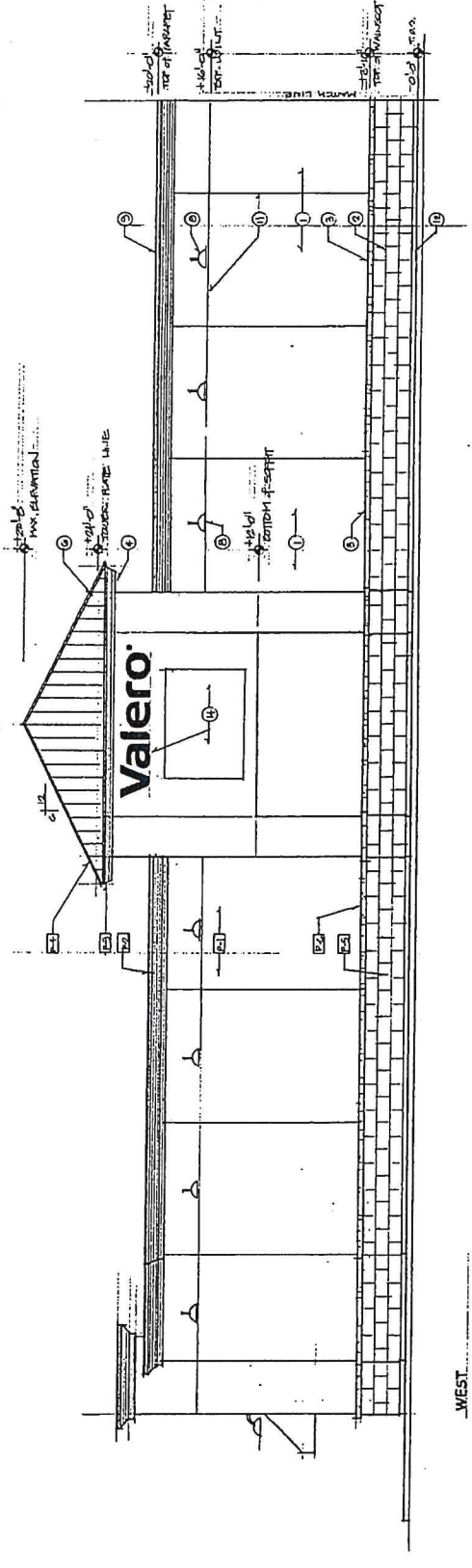
RICHARD HERZOG CONSTRUCTION INC.
7847 NORTH HIGHLAND AVENUE
GLENVIEW, CALIFORNIA 94038
(609) 304-7777
CEJ 200730



	MINI-MART ELEVATIONS	ONE STOP VALERO ONE STOP VALERO, LLC 998 EAST ALAMOGADO AVENUE REDESKY, CA 95064 (909) 978-1642	RICHARD HERZOG CONSTRUCTION INC. 1747 NORTH HERALD AVENUE OAKES, CALIFORNIA 91341 CORP. 777 TEL. 300790	MINI-MART ELEVATIONS ONE STOP VALERO ONE STOP VALERO, LLC 998 EAST ALAMOGADO AVENUE REDESKY, CA 95064 (909) 978-1642	MINI-MART ELEVATIONS ONE STOP VALERO ONE STOP VALERO, LLC 998 EAST ALAMOGADO AVENUE REDESKY, CA 95064 (909) 978-1642
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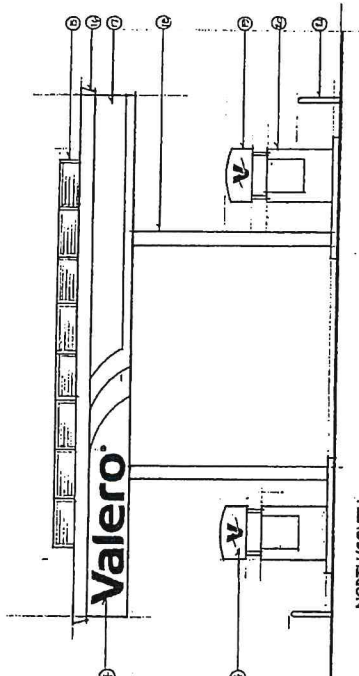
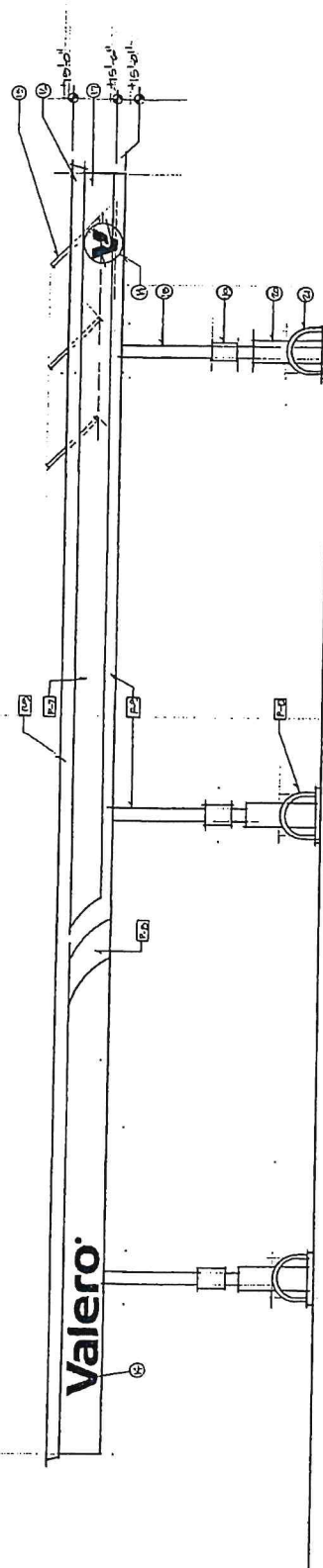
EAST



WEST

ELEVATIONS

SEE COLOR SCHEDULE ON SHEET 2.2

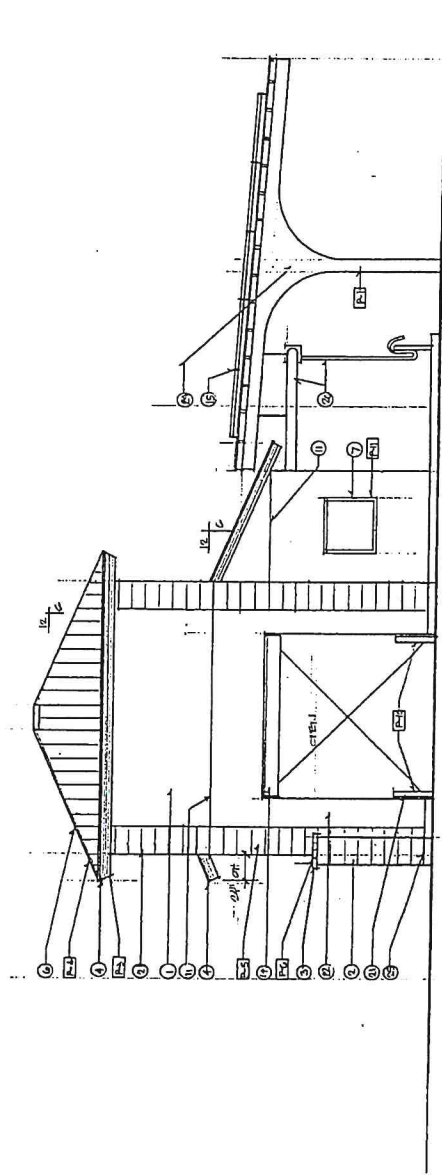


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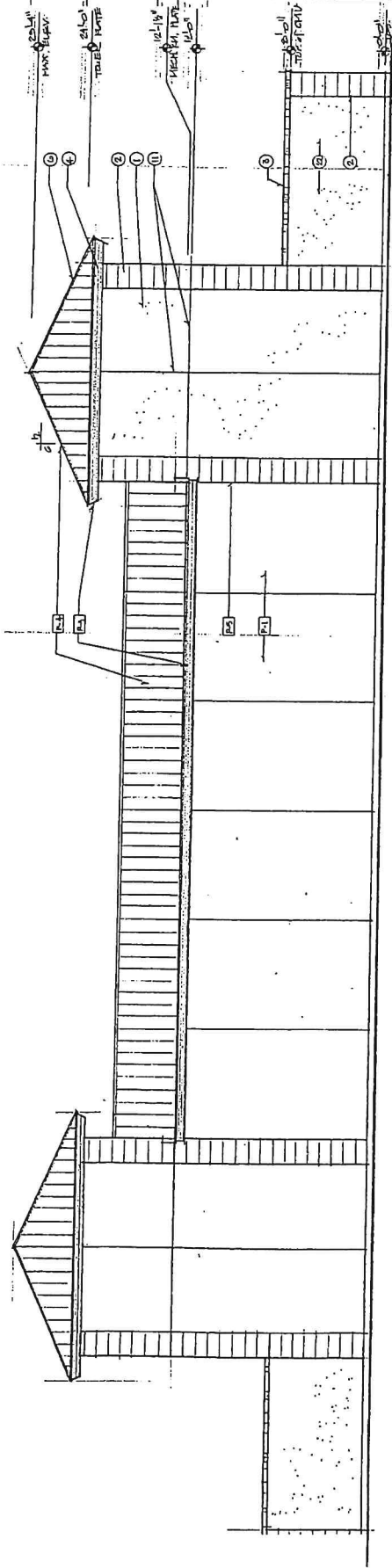
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NOTE: Signs and sign colors by others

-- SEE COLOR SCHEDULE ON SHEET 2.2 --



EAST.



2.4 ELEVATIONS CARWASH PROJECT NUMBER		TITLE SHEET DATE BY CHKD BY DATE APP'D BY DATE ONE STOP VALBRO, LLC 998 EAST MAINWAY AVENUE REDESKY, CA 93454 (209) 978-1002 CALL 800950		TURLOCK ONE STOP VALBRO 2500 MAUREEN ROAD TURLOCK, CA 95360 RICHARD HERZOG CONSTRUCTION INC. 7877 NORTH HIGHLAND AVENUE ALHAMBRA, CALIFORNIA 91815 (626) 260-7777 CALL 800950		11 12			
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PROPOSED PLANT SCHEDULE		
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2	PAVING	11 TREES
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KEY NOTES:

1. MONUMENT SIGN BY OTHERS.

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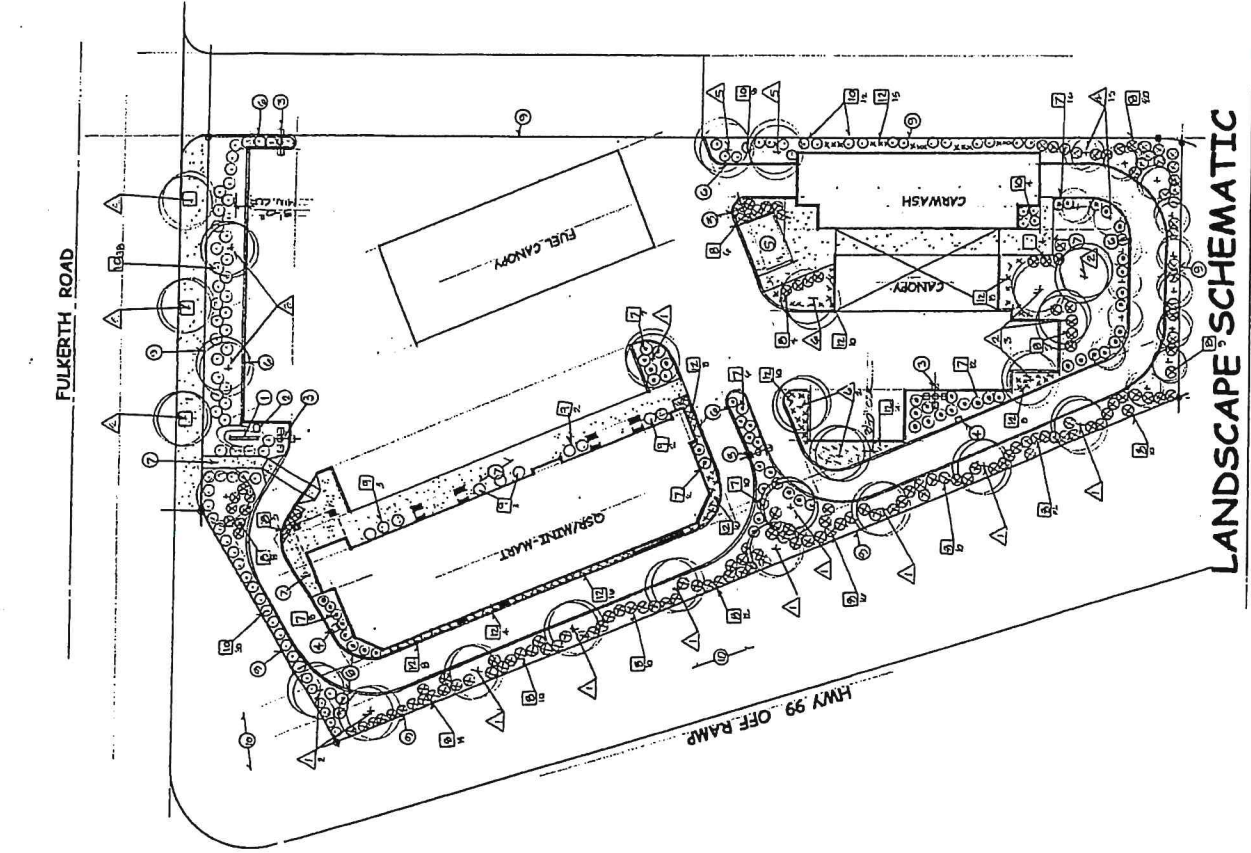
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LANDSCAPE SHEET NUMBER		PROJECT TITLE	
DATE: 05/20/2010 DRAWN BY: J. L. LEE CHECKED BY: J. L. LEE		PROJECT: ONE STOP VALERO, 2500 FULKERTH ROAD, TURLOCK, CA 95380 CLIENT: ONE STOP VALERO, 998 EAST MAIN STREET, TURLOCK, CA 95380 ARCHITECT: RICHARD HERZOG CONSTRUCTION INC., 7877 NORTH HIGHLAND AVENUE, CLAYTON, CALIFORNIA 94619	

