

Posting Requested By:

City of Turlock
Planning Division
156 S. Broadway, Suite 120
Turlock, CA 95380-5456
Phone: (209) 668-5640

When Posted Mail To:
Same as above

FILED

2019 OCT 15 AM 8:24

STANISLAUS CO. CLERK-RECORDER

Shonice Tenbrink

SPACE ABOVE THIS LINE FOR CLERK'S USE ONLY

October 14, 2019

**CITY OF TURLOCK
NOTICE OF DETERMINATION**

Mitigated Negative Declaration

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

STATE CLEARINGHOUSE NUMBER (if applicable): 2019079081

**PROJECT TITLE: MINOR DISCRETIONARY PERMIT 2019-04
(MISTER CARWASH)**

PROJECT APPLICANT: PS ACQUISITION SUB CORP

PROJECT LOCATION: The proposed project is located at 1398 & 1400 Geer Road, Turlock, CA
(Stanislaus County APNs 042-012-023 & 042-012-024)

PROJECT DESCRIPTION: Mister Car Wash has submitted an application for the construction of a new approximately 6,450 square foot car wash, associated vacuum stalls, on-site parking, and landscaping at 1398 & 1400 Geer Road (042-012-023 & 042-012-024).

This request to construct a car wash is different from the car wash approved as part of MDP 2018-08 (Prime Shine Car Wash). The layout and circulation of the proposed car wash has changed and the property at 1398 Geer Road is now included in the project. The carwash tunnel and office/storage building and vacuum stalls have switched locations. The existing lube and oil building at 1398 Geer Road will be demolished as part of the new car wash project.

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: Pursuant to CEQA Guidelines Section 15162, the proposed activity is adequately described and is within the scope of the General Plan EIR.

1. All feasible mitigation measures developed in the General Plan EIR have been incorporated into the project.
2. 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, 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.
3. There is no substantial evidence before the lead agency that the subsequent project, as revised, may have a significant effect on the environment.
4. The analyses of cumulative impacts, growth inducing impacts, and irreversible significant effects on the environment contained in the General Plan EIR are adequate for this subsequent project.
5. 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.

6. Pursuant to Public Resources Code Section 21157.6(a), having reviewed the General Plan EIR, 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 was certified, and
 - b. That there is no new available information which was not and could not have been known at the time the General Plan EIR was certified.

PROJECT APPROVAL DATE: October 14, 2019
APPROVAL: Minor Discretionary Permit 2019-04

DETERMINATION: This is to advise that the City of Turlock has approved and has made the following determinations regarding the project as described above.

1. The project **will not** have a significant effect on the environment.
2. An Environmental Impact Report **was not** prepared for this project pursuant to the provisions of CEQA.
3. A Mitigated Negative Declaration **was**, prepared for this project pursuant to the provisions of CEQA.
4. Mitigation measures **were** made a condition of the approval of the project.
5. A mitigation monitoring plan/program **was** adopted for this project.
6. A statement of Overriding Considerations **was not** adopted for this project.
7. Findings were made pursuant to the provisions of CEQA.

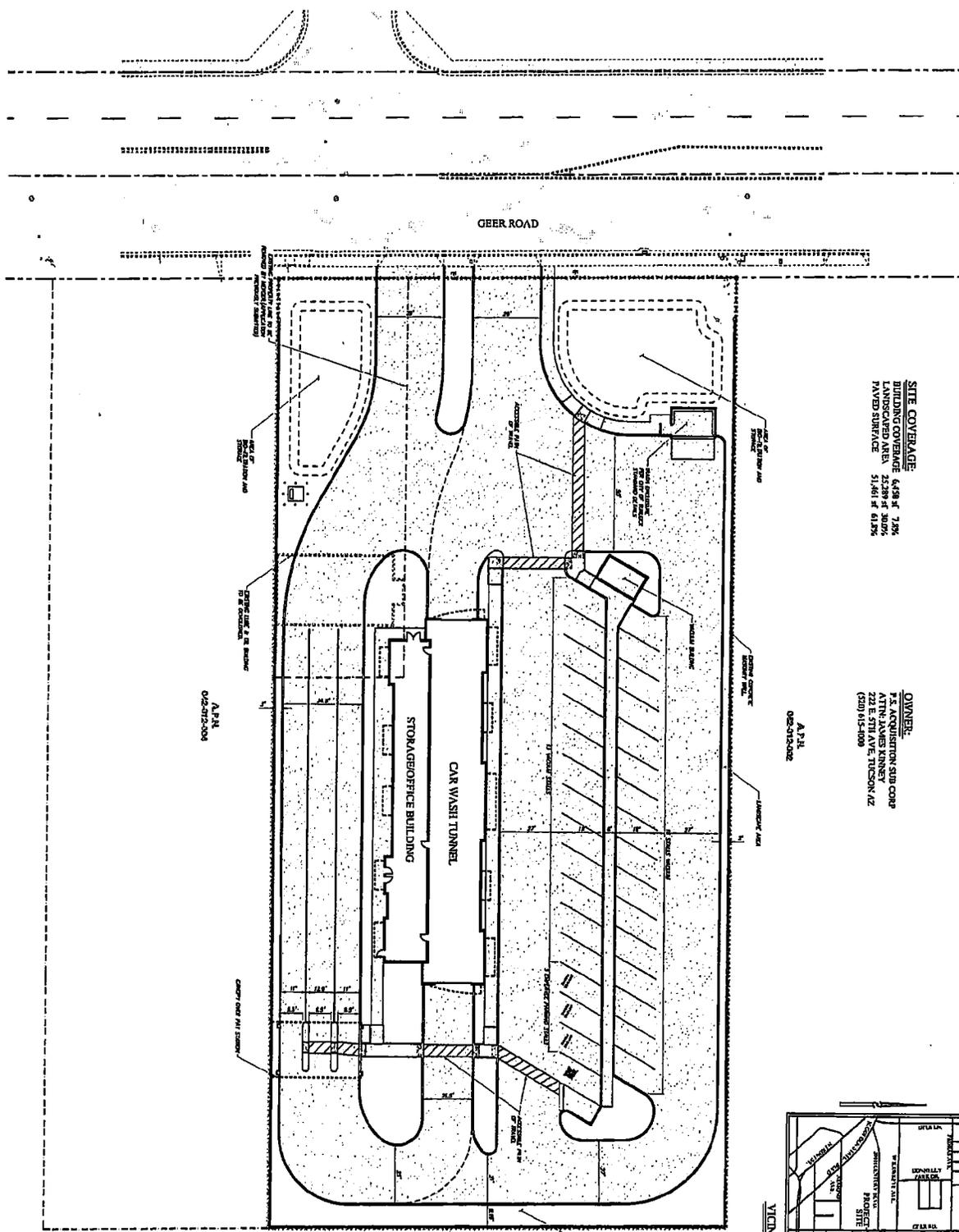
This is to certify that documentation for the **Mitigated Negative Declaration** Final Environmental Impact Report with comments and responses and record of project approval is available to the general public at:

City of Turlock - Planning Division
City Hall, 156 S. Broadway, Suite 120
Turlock, CA 95380-5456
TELEPHONE: (209) 668-5640

This documentation can also be found on our website at
<http://ci.turlock.ca.us/buildinginturlock/planninglandusepermitting/planningprojects/activeprojects.asp>

BY: 
KATIE QUINTERO
Planning Manager
Environmental Review

Date Received for filing at OPR: _____

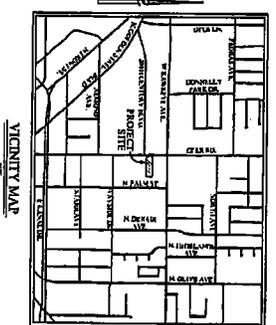


SITE COVERAGE:
 BUILDING COVERAGE 6,438 SF 7.25%
 LANDSCAPED AREA 23,289 SF 30.05%
 PAVED SURFACE 51,461 SF 61.25%

OWNER:
 F.S. ACQUISITION SUB CORP
 ATTN: JAMES KINNEY
 222 E. 5TH AVE. TUCSON, AZ
 (320) 615-1000

A.P.N.
 082-019-002

A.P.N.
 082-012-000



VICINITY MAP

A.P.N.
 082-019-000

A.P.N.
 082-019-007

SITE PLAN

PLANNING EXHIBIT FOR:
MISTER CARWASH
 CA0931 GEER WASH
 1400 GEER ROAD, TURLOCK, CA 95380



HAWKINS & ASSOCIATES
ENGINEERING, INC.
 436 MITCHELL ROAD
 MODESTO, CA. 95354
 PH: (209) 575 - 4295
 FX: (209) 578 - 4295

DATE: 2/18/88
 TIME: 2:30 PM

	RODRICK H. LAWRENCE ANDREW S. FOX CRODIE E. LINDSEY	R.C.E. 31100, P.A.S. 7009 R.C.E. 30178
DATE: 2/18/88	DESCRIPTION OF REVISION	APP'D

DATE: 2/18/88
 SHEET: C0
 OF: 1