

FILING REQUESTED BY:
CITY OF TURLOCK

FILED

20 DEC -3 AM 10: 53

STANISLAUS CO. CLERK-RECORDER

Jennine Creakmore

When Filed Mail to:
City of Turlock
Development Services, Planning Division
156 S. Broadway, Suite 120
Turlock, CA 95380

November 18, 2020

**CITY OF TURLOCK
NOTICE OF EXEMPTION**

To: Office of Planning and Research
P. O. Box 3044, Room 113
Sacramento, CA 95812-3044

From: City of Turlock
156 S. Broadway Ste 120
Turlock, CA 95380

Tel: (209) 668-5640

County Clerk
County of Stanislaus
P. O. Box 1670
Modesto, CA 95354

PROJECT TITLE: MDP 2019-06 Amendment (Turlock One Stop Valero)

PROJECT APPLICANT: VAI – Robert Vermeltfoort
8525 N Cedar, Suite 106
Fresno CA 93720

PROJECT APPLICANT PHONE NUMBER : (559) 432-6744

PROJECT LOCATION: 2500 Fulkerth Rd (Stanislaus County APN: 089-019-021)

PROJECT LOCATION – CITY: Turlock **PROJECT LOCATION – COUNTY:** Stanislaus

DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARIES OF PROJECT: The project is an amendment to the previously approved project (Planning Commission Resolution 2019-30) located at 2500 Fulkerth Road, Stanislaus County APN 089-019-021. The original minor discretionary permit was approved to allow for the construction of a gas station with a 6-pump fuel island and canopy, a convenience mart with a drive-through for a quick serve restaurant, and a car wash with vacuum stalls and a canopy. The amended project and site plan include the approximately 5,000 square foot convenience mart with a quick serve restaurant in the same location; however, the drive-through for the restaurant has been removed and replaced with landscaping. The car wash and vacuum stalls have been removed from the project and replaced with a 2,200 square foot drive-through restaurant and parking. The 6-pump fuel island and canopy are proposed to remain in the same location as they were previously approved. Additional improvements include onsite parking, landscaping, and frontage improvements along Fulkerth Road.

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of Turlock

Date removed from posting 1/11/2021

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: Robert Vermeltfoort

PROJECT APPROVAL DATE: November 18, 2020

EXEMPT STATUS:

- Ministerial (Section 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15629(b)(c))
- Categorical Exemption. State type and section number: 15332
- Statutory Exemptions. State code number: _____

REASON WHY PROJECT IS EXEMPT: The proposed development of the 1.32-acre parcel with a 5,000 square foot convenience mart with a quick serve restaurant, 6-pump fuel island and canopy, and a 2,200 square foot drive-through restaurant is consistent with the zoning regulations as well as the Northwest Triangle Specific Plan and the Turlock General Plan. The project will not result in any significant effects relating to traffic, noise, air quality, or water, nor does the site have any habitat value for endangered, rare, or other threatened species. The site can be adequately served by all required utilities and public services. The proposed project site is located entirely within the City Limits, surrounded by urban uses and on a site less than five acres. Therefore, pursuant to California Environmental Quality Act (CEQA) Section §15332 [Infill Development Projects], this project is Categorically Exempt from the provisions of CEQA.

LEAD AGENCY

Contact Person: Katie Quintero, Deputy Director Development Services/Planning Manager

Area Code/Telephone/Extension: (209) 668-5640

If filed by applicant:

1. Attach certified document of exemption finding
2. Has a Notice of Exemption been filed by the public agency approving the project? yes no

Signature  Title: Deputy Director Development Services

Signed by Lead Agency Signed by Applicant

Date received for filing at OPR: _____

Authority cited: Sections 21083 and 21110, Public Resources Code.

Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.