

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

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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.

September 4, 2018

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

PROJECT TITLE: REZONE 2018-02, MDP 2018-08 (PRIME SHINE CAR WASH)

SCH #: 2018082062

PROJECT APPLICANT: L STREET ARCHITECTS

PROJECT DESCRIPTION: The proposed project is the request to Rezone two properties from Planned Development 137 (PD 137) to Community Commercial (CC). Approved in 1987, PD137 restricted the use of the properties for a car wash (the former Reflections Car Wash) and auto lube and oil business. Requesting the rezoning of the two properties from PD137 to Community Commercial (CC) affords the properties the opportunity to develop using the wider range of commercial uses and development standards in the Community Commercial zoning district.

In conjunction with the rezone request, the applicant has applied for Minor Discretionary Permit 2018-08 (MDP 2018-08) to allow the construction of a new 7,400 square foot car wash, associated vacuum stalls, on-site parking, and landscaping at 1400 Geer Road. The approval of MDP 2018-08 is contingent upon the approval and rezoning of the property. No changes including demolition or construction are proposed for the auto lube and oil business at 1398 Geer Road.

PROJECT LOCATION: 1400 & 1398 Geer Road
Stanislaus County APNs 042-012-024 & 042-012-023

RESPONSE PERIOD STARTS: September 6, 2018
RESPONSE PERIOD ENDS: October 8, 2018 at 5:00 PM

PUBLIC HEARING: November 1, 2018 at 6:00 PM

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.
2. All feasible mitigation measures developed in the General Plan EIR 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, 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 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, 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.

Documents used in preparation of this Proposed Mitigated Negative Declaration, are available for public review at:

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

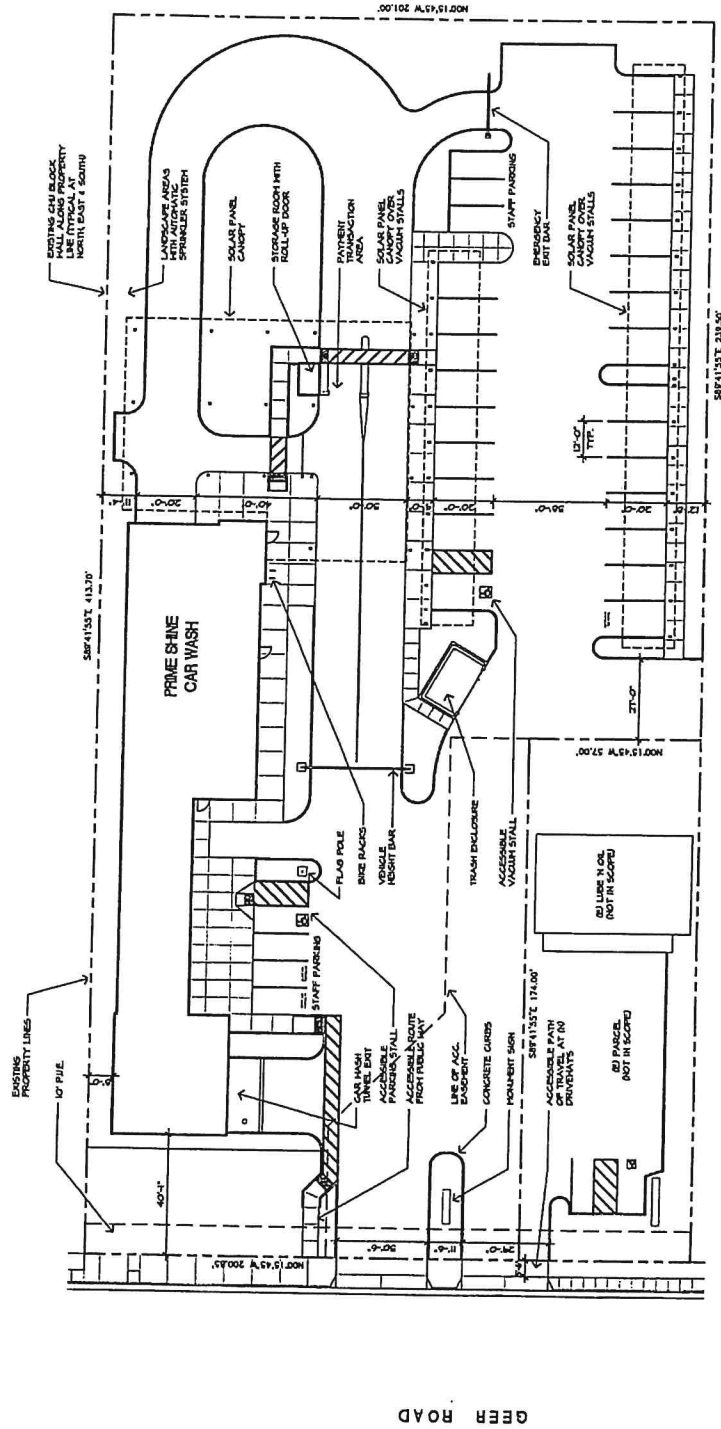
You can view the Initial Study Checklist and any related documents for this project on our website at:
<http://ci.turlock.ca.us/buildinginturlock/planninglandusepermitting/planningprojects/>

BY: _____


KATIE QUINTERO

PRINCIPAL PLANNER & INTERIM PLANNING MANAGER
ENVIRONMENTAL REVIEW

Enclosure: Initial Study
Site Plan



Prime Shine Car Wash – 1400 Geer Road, Turlock, California
L Street Architects, Limited

