Print Form

Appendix C

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#

Project Title: MDP 2022-05

Lead Agency: City of Turlock — Contact Person: Adrienne Werner
Mailing Address: 156 S Broadway, Suite 120 — Phone: 209-668-5640
City: Turlock — Zip: 95380 — County: Stanislaus

Project Location: County: Stainslaus — City/Nearest Community: Turlock/Keyes/Denair
Cross Streets: E Springer Dr/Piccadilly Ln — Zip Code: 95382
Longitude/Latitude (degrees, minutes and seconds): ____° ____′ ____″ N / ____° ____′ ____″ W Total Acres: 8.58
Assessor's Parcel No.: 071-066-067-000 — Section: 3 — Twp.: 5S — Range: 10E — Base: MDB&M
Within 2 Miles: State Hwy#: 99 — Waterways:
Airports: — Railways: — Schools: TUSD

Document Type:

CEQA: ☐ NOP ☐ Early Cons ☐ NegDec ☒ Mit Neg Dec ☐ DraftEIR ☐ Supplement/Subsequent EIR (Prior SCH No.) ☐ Other:
NEPA: ☐ NOI ☐ EA ☐ DraftEIS ☐ FONSI
Other: ☐ Joint Document ☐ Final Document ☐ Other:

Local Action Type:

☐ General Plan Update ☐ General Plan Amendment ☐ General Plan Element ☐ Community Plan
☐ Specific Plan ☐ Master Plan ☐ Planned Unit Development ☐ SitePlan
☐ Rezone ☐ Prezone ☒ Use Permit ☐ Land Division (Subdivision, etc.)
☐ Annexation ☐ Redevelopment ☐ Coastal Permit ☐ Other:

Development Type:

☒ Residential: Units 261 Acres 8.58
☐ Office: Sq.ft. ____ Acres ____ 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
☒ Agricultural Land
☒ Air Quality
☒ Archeological/Historical
☒ Biological Resources
☐ Coastal Zone
☒ Drainage/Absorption
☐ Economic/Jobs
☐ Fiscal
☐ Flood Plain/Flooding
☐ Forest Land/Fire Hazard
☒ Geologic/Seismic
☒ Minerals
☒ Noise
☐ Population/Housing Balance
☒ Public Services/Facilities
☐ Recreation/Parks
☐ Schools/Universities
☐ Septic Systems
☐ Sewer Capacity
☒ Soil Erosion/Compaction/Grading
☒ Solid Waste
☒ Toxic/Hazardous
☐ Traffic/Circulation
☐ Vegetation
☒ Water Quality
☒ Water Supply/Groundwater
☐ Wetland/Riparian
☐ Growth Inducement
☐ Land Use
☐ Cumulative Effects
☐ Other:

Present Land Use/Zoning/General Plan Designation:

Community Commercial/High Density Residential (CEQR

Project Description: *(please use a separate page if necessary)*

See Attached description

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Revised 2010

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

____	Air Resources Board	____	Office of Historic Preservation
____	Boating & Waterways, Department of	____	Office of Public School Construction
____	California Emergency Management Agency	____	Parks & Recreation, Department of
____	California Highway Patrol	____	Pesticide Regulation, Department of
S	Caltrans District # 10	____	Public Utilities Commission
____	Caltrans Division of Aeronautics	S	Regional WQCB# 5
____	Caltrans Planning	____	Resources Agency
____	Central Valley Flood Protection Board	____	Resources Recycling and Recovery, Department of
____	Coachella Valley Mtns. Conservancy	____	S.F. Bay Conservation & Development Comm.
____	Coastal Commission	____	San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
____	Colorado River Board	____	San Joaquin River Conservancy
____	Conservation, Department of	____	Santa Monica Mtns. Conservancy
____	Corrections, Department of	____	State Lands Commission
____	Delta Protection Commission	____	SWRCB: Clean Water Grants
____	Education, Department of	____	SWRCB: Water Quality
____	Energy Commission	____	SWRCB: Water Rights
____	Fish & Game Region # ____	____	Tahoe Regional Planning Agency
____	Food & Agriculture, Department of	____	Toxic Substances Control, Department of
____	Forestry and Fire Protection, Department of	____	Water Resources, Department of
____	General Services, Department of		
____	Health Services, Department of	____	Other: ____
____	Housing & Community Development	____	Other: ____
S	Native American Heritage Commission		

Local Public Review Period (to be filled in by lead agency)

Starting Date July 18, 2022 Ending Date August 18, 2022

Lead Agency (Complete if applicable):

Consulting Firm: ____
Address: ____
City/State/Zip: ____
Contact: ____
Phone: ____

Applicant: Maracor Development Inc
Address: 61 Moraga Way, Ste
City/State/Zip: Orinda CA 94563
Phone: 925-389-6836

Signature of Lead Agency Representative: Adrienne Werner **Date:** 7-15-22

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

PROJECT DESCRIPTION: The applicant is requesting to develop an 8.58-acre parcel for a 261-unit multi-family residential project at 4131 Geer Road (Stanislaus County APN: 071-066-067). The project will construct a total of 9 three-story buildings approximately 40' in height. Each unit will include a patio (1st floor apartments) or balcony area (2nd and 3rd story apartments). The apartment buildings are setback approximately 45' from the north and west property lines with a minimum 5' wide landscape area, parking stalls and drive aisles providing additional buffering from the residential subdivisions to the north and west. Main access to the complex is provided by driveways on Geer Road and Christoffersen Parkway. Onsite improvements include parking, carports, landscaping, clubhouse and pool, and a 900 square foot children's outdoor play area. Off-site frontage improvements, including, curb, gutter and sidewalk will be installed along the Geer Road and Christoffersen Parkway frontages.