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 2025-02 Best RV Center (Storage)

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

Project Location: County: Stanislaus — City/Nearest Community: Turlock
Cross Streets: N. Tegner Road and Fulkerth Road — Zip Code: 95380
Longitude/Latitude (degrees, minutes and seconds): 37 ° 30 ′ 33.2 ″ N / 120 ° 53 ′ 04.4 ″ W Total Acres: 10
Assessor's Parcel No.: 088-031-001 — Section: 9 — Twp.: 5s — Range: 10e — Base: MDB&M
Within 2 Miles: State Hwy #: 99 — Waterways:
Airports: — Railways: Union Pacific — Schools: Turlock Unified School District

Document Type:

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

Local Action Type:

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

Development Type:

☐ Residential: Units ____ Acres ____
☐ Office: Sq.ft. ____ Acres ____ Employees ____
☒ Commercial: Sq.ft. ____ Acres 10 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 ☐ Fiscal ☐ Recreation/Parks ☐ Vegetation
☐ Agricultural Land ☐ Flood Plain/Flooding ☐ Schools/Universities ☒ Water Quality
☒ Air Quality ☐ Forest Land/Fire Hazard ☐ Septic Systems ☐ Water Supply/Groundwater
☐ Archeological/Historical ☒ Geologic/Seismic ☐ Sewer Capacity ☐ Wetland/Riparian
☒ Biological Resources ☐ Minerals ☐ Soil Erosion/Compaction/Grading ☐ Growth Inducement
☐ Coastal Zone ☐ Noise ☐ Solid Waste ☐ Land Use
☐ Drainage/Absorption ☐ Population/Housing Balance ☐ Toxic/Hazardous ☐ Cumulative Effects
☐ Economic/Jobs ☐ Public Services/Facilities ☐ Traffic/Circulation ☐ Other: Cultural,Greenhouse Emissions

Present Land Use/Zoning/General Plan Designation:

Community Commercial

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

The applicant is seeking approval to develop a 10-acre parcel located at 1808 N Tegner Rd., Stanislaus County APN 088-031-001, for the construction of an RV Storage Center. The project will include 289 open air RV parking spaces, along with 6 standard parking spaces. Additional improvements to the site will consist of a 120-square-foot security guard booth, asphalt and concrete paving, and the necessary striping for the RV parking stalls. Onsite improvements will include, paving, fencing, and landscaping. Fencing includes an 8-foot high, electrified security fence within the perimeter fencing. Offsite improvements include the installation of curb, gutter, and sidewalk along Tegner Rd.

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.

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".

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
S	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
S	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	X	Other: Union Pacific Railroad
	Housing & Community Development	S	Other: TID, PG&E
	Native American Heritage Commission		

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

Starting Date 06/16/2025 Ending Date 07/16/2025

Lead Agency (Complete if applicable):

Consulting Firm: _____ Applicant: _____
Address: _____ Address: _____
City/State/Zip: _____ City/State/Zip: _____
Contact: _____ Phone: _____
Phone: _____

Signature of Lead Agency Representative: Kate Bailey **Date:** 6/16/2025

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