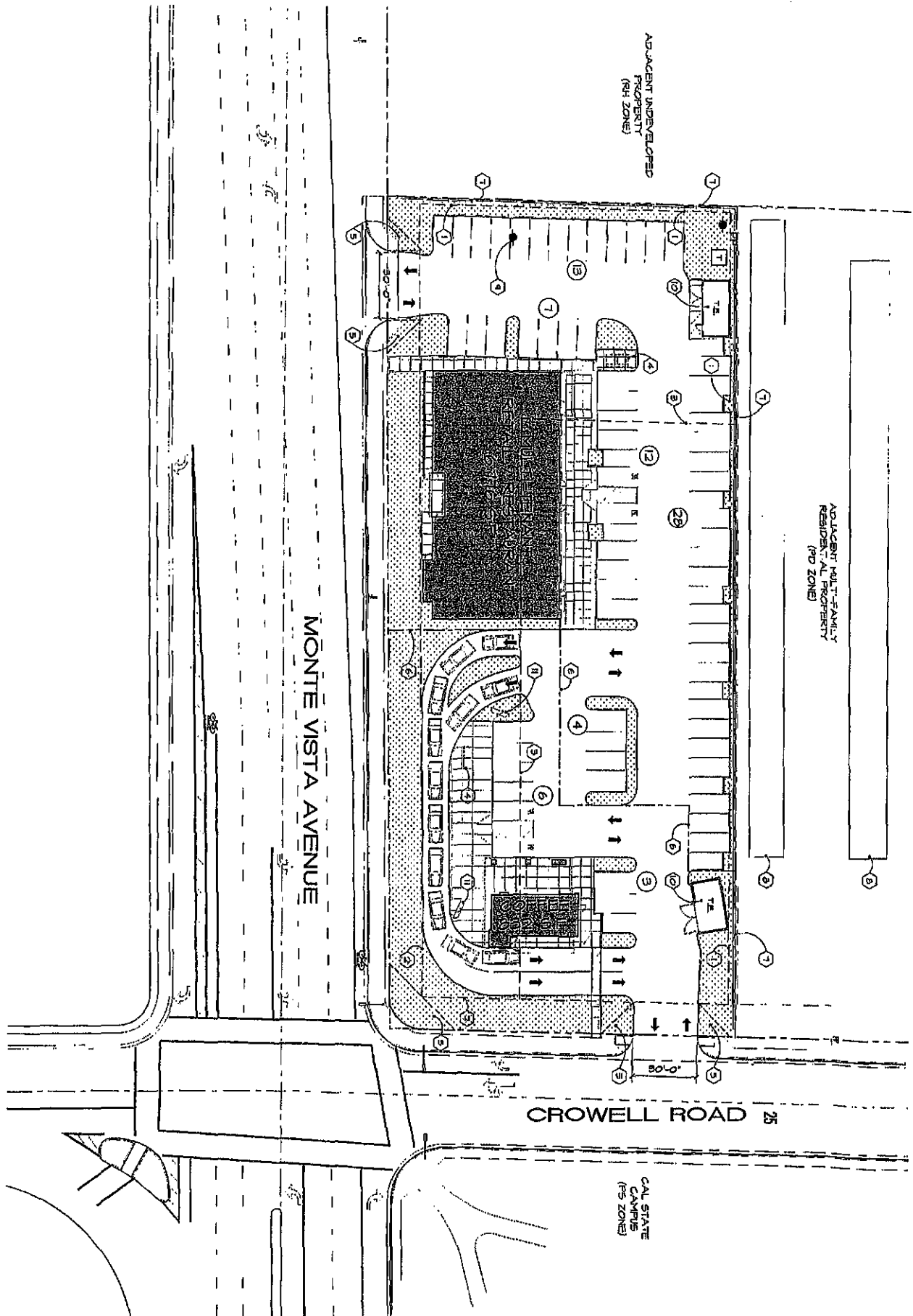


2019029142

GENERAL PLAN AMENDMENT 2019-01, REZONE 2019-02 AND PLANNED

DEVELOPMENT 276: The applicant is requesting a General Plan Amendment and Rezone of the 1.4-acre property at 1201 W. Monte Vista Avenue (Stanislaus County APN 071-004-012) from High Density Residential to Community Commercial to allow for the construction of a 832 square foot drive-through coffee kiosk and an approximately 6,776 square foot multi-tenant commercial/retail building. Access to the commercial center is provided from Crowell Road and a right-in, right-out only driveway from Monte Vista Avenue. A Planned Development application is also included in the request to establish the uses permitted in the retail center. On- and off-site improvements including paving, parking lot striping, landscaping, and frontage improvements along Crowell and Monte Vista Avenue are also proposed.

CEQA: Mitigated Negative Declaration



LAND USE DESIGN

ZONE DESIGNATION R2 - R4
ZONE NAME RESIDENTIAL
PERMITTED USES SINGLE-FAMILY RESIDENTIAL, TWO-FAMILY RESIDENTIAL, MULTIFAMILY RESIDENTIAL, COMMERCIAL, INDUSTRIAL, OFFICE, RECREATION, CULTURAL, EDUCATIONAL, PUBLIC USE, AND OTHER USES AS SPECIFIED IN THE ZONING ORDINANCE.

EXISTING AREAS

AREA	AREA (SQ. FT.)	AREA (AC.)
EXISTING BUILDING	10,000	0.23
EXISTING DRIVEWAY	1,000	0.02
EXISTING PARKING	1,000	0.02
EXISTING LANDSCAPE	1,000	0.02
TOTAL	13,000	0.29

PROPOSED AREAS

AREA	AREA (SQ. FT.)	AREA (AC.)
PROPOSED BUILDING	10,000	0.23
PROPOSED DRIVEWAY	1,000	0.02
PROPOSED PARKING	1,000	0.02
PROPOSED LANDSCAPE	1,000	0.02
TOTAL	13,000	0.29

- NOTES:**
1. SEE SITE AND ZONE MAP FOR ADJACENT AREAS.
 2. SEE SITE AND ZONE MAP FOR ADJACENT AREAS.
 3. SEE SITE AND ZONE MAP FOR ADJACENT AREAS.
 4. SEE SITE AND ZONE MAP FOR ADJACENT AREAS.
 5. SEE SITE AND ZONE MAP FOR ADJACENT AREAS.
 6. SEE SITE AND ZONE MAP FOR ADJACENT AREAS.
 7. SEE SITE AND ZONE MAP FOR ADJACENT AREAS.
 8. SEE SITE AND ZONE MAP FOR ADJACENT AREAS.
 9. SEE SITE AND ZONE MAP FOR ADJACENT AREAS.
 10. SEE SITE AND ZONE MAP FOR ADJACENT AREAS.
 11. SEE SITE AND ZONE MAP FOR ADJACENT AREAS.
 12. SEE SITE AND ZONE MAP FOR ADJACENT AREAS.

LANDSCAPE DATA

AREA	AREA (SQ. FT.)	AREA (AC.)
LANDSCAPE AREA	1,000	0.02
TOTAL	1,000	0.02

LEGEND

SYMBOL	DESCRIPTION
[Symbol]	LANDSCAPE
[Symbol]	CONCRETE DRIVE

ACUFF ARCI
 710 7th St
 92107-1010

WARREN CROSSING
 NCC MONTE VISTA AVE & CHINO
 THEROCK CA 92582

PRELIMINARY TITLE
 SITE PLAN

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

When Filed Mail To:
Same as above

SPACE ABOVE THIS LINE RESERVED FOR CLERK'S USE ONLY

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.

March 28, 2019

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

PROJECT TITLE: GENERAL PLAN AMENDMENT 2019-01
REZONE 2019-02
PLANNED DEVELOPMENT 276 (PD276)
(WARRIOR CROSSINGS)

SCH #: 2019029142

PROJECT APPLICANT: TURLOCK RETAIL, LP
940 EMMETT AVENUE, SUITE 200
BELMONT, CA 94002

PROJECT DESCRIPTION: The applicant is requesting a General Plan Amendment and Rezone of a 1.4-acre property from High Density Residential (RH) to Community Commercial (CC) to allow for the construction of an 832 square foot drive-through coffee kiosk and an approximately 6,776 square foot multi-tenant commercial/retail building. Access to the commercial center is provided from Crowell Road and a right-in, right-out only driveway accessed from Monte Vista Avenue. A Planned Development application is also included in the request to establish the uses permitted in the retail center. On- and off-site improvements including paving, parking lot striping, landscaping, and frontage improvements along Crowell and Monte Vista Avenue are also proposed.

PROJECT LOCATION: 1201 W. Monte Vista Avenue
Stanislaus County APN 071-004-012

RESPONSE PERIOD STARTS: March 29, 2019
RESPONSE PERIOD ENDS: May 2, 2019 at 5:00 PM

PUBLIC HEARING: May 2, 2019 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.

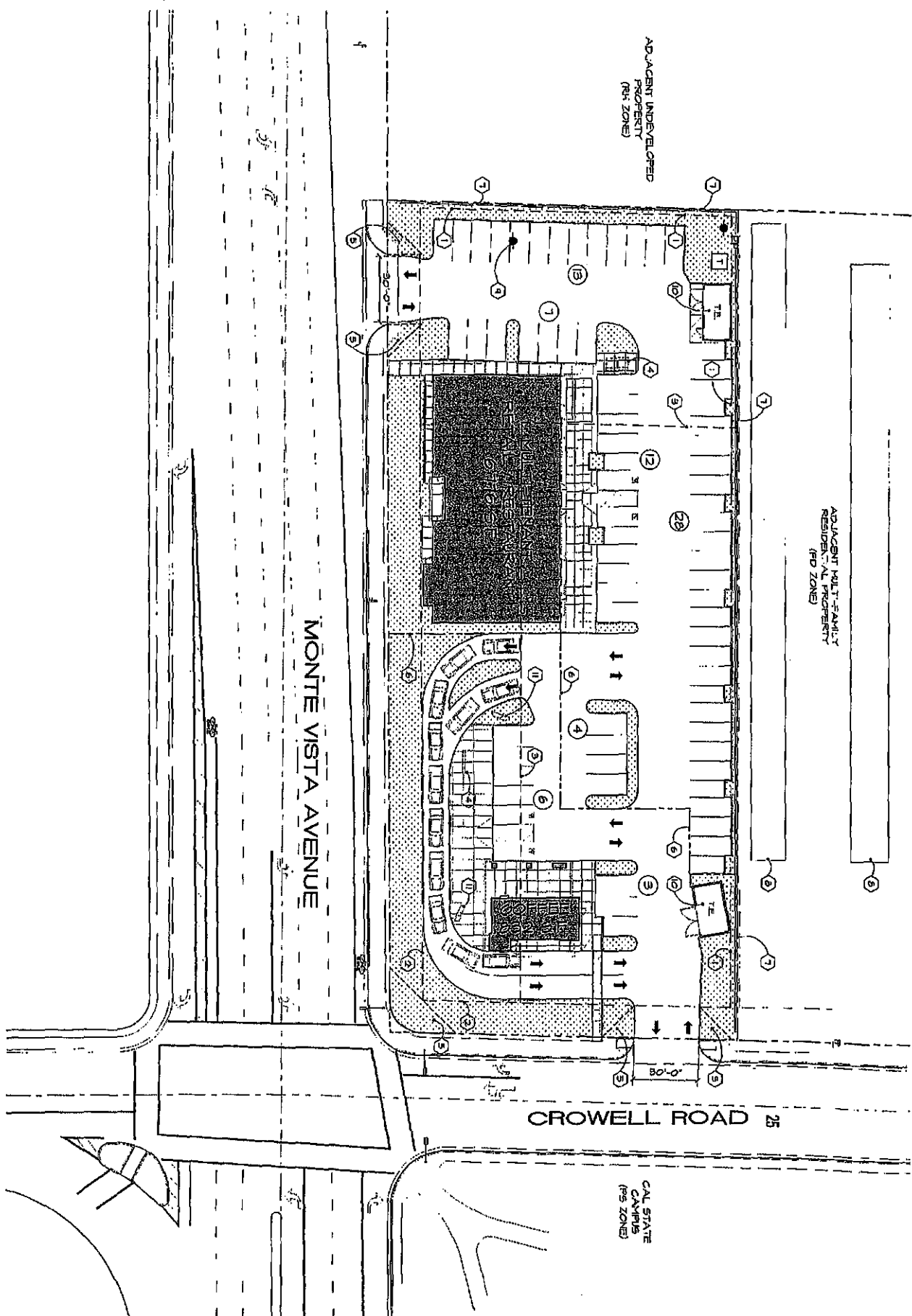
Documents used in preparation of this Proposed Mitigated Negative Declaration, are available for public review at:

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



ADJACENT MILITARY
RESIDENTIAL PROPERTY
(R-1 ZONE)

ADJACENT UNDEVELOPED
PROPERTY
(RM ZONE)

MONT VISTA AVENUE

CROWELL ROAD

CAL STATE
CAMPUSES
(R-1 ZONE)

LANDSCAPE SUMMARY

LANDSCAPE SUMMARY
TOTAL AREA: 10.00 AC.
TOTAL PLANTING: 1000 PLANTS
TOTAL TREES: 100 TREES
TOTAL SHRUBS: 1000 SHRUBS
TOTAL GRASS: 1000 GRASS
TOTAL ROCK: 1000 ROCK
TOTAL WATER: 1000 WATER
TOTAL FERTILIZER: 1000 FERTILIZER
TOTAL PESTICIDE: 1000 PESTICIDE
TOTAL MAINTENANCE: 1000 MAINTENANCE
TOTAL COST: 1000 COST

ITEM	QUANTITY	UNIT	PRICE	TOTAL
1. PLANTING	1000	PLANTS	1.00	1000.00
2. TREES	100	TREES	10.00	1000.00
3. SHRUBS	1000	SHRUBS	1.00	1000.00
4. GRASS	1000	GRASS	1.00	1000.00
5. ROCK	1000	ROCK	1.00	1000.00
6. WATER	1000	WATER	1.00	1000.00
7. FERTILIZER	1000	FERTILIZER	1.00	1000.00
8. PESTICIDE	1000	PESTICIDE	1.00	1000.00
9. MAINTENANCE	1000	MAINTENANCE	1.00	1000.00
TOTAL				10000.00

ITEM	QUANTITY	UNIT	PRICE	TOTAL
1. PLANTING	1000	PLANTS	1.00	1000.00
2. TREES	100	TREES	10.00	1000.00
3. SHRUBS	1000	SHRUBS	1.00	1000.00
4. GRASS	1000	GRASS	1.00	1000.00
5. ROCK	1000	ROCK	1.00	1000.00
6. WATER	1000	WATER	1.00	1000.00
7. FERTILIZER	1000	FERTILIZER	1.00	1000.00
8. PESTICIDE	1000	PESTICIDE	1.00	1000.00
9. MAINTENANCE	1000	MAINTENANCE	1.00	1000.00
TOTAL				10000.00

- 1. SITE AND PLANTING AREA
- 2. PLANTING AREA
- 3. PLANTING AREA
- 4. PLANTING AREA
- 5. PLANTING AREA
- 6. PLANTING AREA
- 7. PLANTING AREA
- 8. PLANTING AREA
- 9. PLANTING AREA
- 10. PLANTING AREA
- 11. PLANTING AREA
- 12. PLANTING AREA

ITEM	QUANTITY	UNIT	PRICE	TOTAL
1. PLANTING	1000	PLANTS	1.00	1000.00
2. TREES	100	TREES	10.00	1000.00
3. SHRUBS	1000	SHRUBS	1.00	1000.00
4. GRASS	1000	GRASS	1.00	1000.00
5. ROCK	1000	ROCK	1.00	1000.00
6. WATER	1000	WATER	1.00	1000.00
7. FERTILIZER	1000	FERTILIZER	1.00	1000.00
8. PESTICIDE	1000	PESTICIDE	1.00	1000.00
9. MAINTENANCE	1000	MAINTENANCE	1.00	1000.00
TOTAL				10000.00

ACUFF ARCH
7111 HARBOR BLVD.
LOS ANGELES, CA 90045
TEL: 310 441 1111

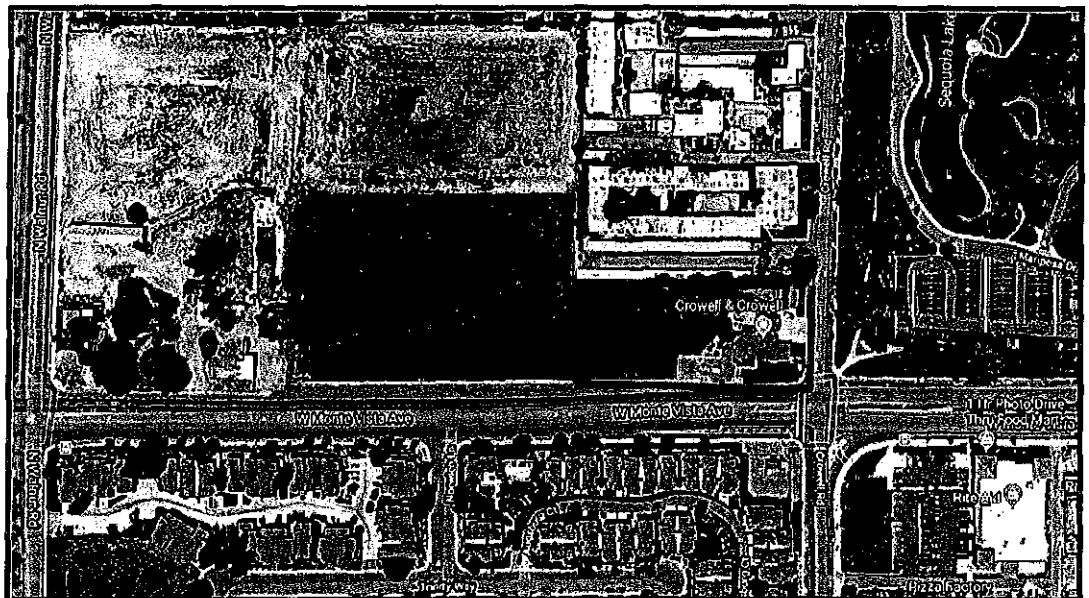
WARREN CROSSING
NCO MONT VISTA AVE & CROW
THROCK, CA 90045
TEL: 310 441 1111
SITE PLAN



CITY OF TURLOCK INITIAL STUDY CHECKLIST

- 1) Project Title:** GENERAL PLAN AMENDMENT 2019-01
REZONE 2019-02
PLANNED DEVELOPMENT 276 (PD 276)
[WARRIOR CROSSINGS]
SCH#2019029142
- 2) Lead Agency Name and Address:** City of Turlock
156 South Broadway, Ste. 120
Turlock, CA 95380
- 3) Contact Person and Phone Number:** Adrienne Werner - Associate Planner
(209) 668-5640
- 4) Project Location:** 1201 W. Monte Vista Avenue
(Stanislaus County APN: 071-004-012)
- 5) Project Sponsor's Name and Address:** Turlock Retail, LP
940 Emmett Avenue, Suite 200
Belmont, CA 94002
- 6) General Plan Designation:** **Existing:** High Density Residential (HDR)
Proposed: Community Commercial (CC)
- 7) Zoning:** **Existing:** High Density Residential (RH)
Proposed: Planned Development 276 (PD 276)
- 8) Description of the Project:**

Turlock Retail, LP is requesting a General Plan Amendment and Rezone of a 1.4-acre property from High Density Residential (RH) to Community Commercial (CC) to allow for the construction of an 832 square foot drive-through coffee kiosk and an approximately 6,776 square foot multi-tenant commercial/retail building. Access to the commercial center is provided from Crowell Road and a right-in, right-out only driveway accessed from Monte Vista Avenue. A Planned Development application is also included in the request to establish the uses permitted in the retail center. On- and off-site improvements including paving, parking lot striping, landscaping, and frontage improvements along Crowell and Monte Vista Avenue are also proposed.





CITY OF TURLOCK INITIAL STUDY CHECKLIST

9) Surrounding Land Uses and Setting: (Briefly describe the project's surroundings)

The 1.42-acre property is located in an urbanized area within the boundaries of the City of Turlock and surrounded by typical urban uses. Directly to the west is a 12-acre vacant property zoned High Density Residential (RH). The properties to the south are zoned Planned Development 95 (PD 95) and low density residential and developed with town homes and single-family homes, respectively. Immediately to the north is the 60-unit Park Place apartments, zoned Planned Development 4 (PD4). Directly east across Crowell Road is California State University Stanislaus. The property to the southeast is zoned Community Commercial and developed with a multi-tenant retail center.

10) Other public agencies whose approval is required (e.g. permits, financing approval, or participation agreement).

San Joaquin Valley Air Pollution Control District
Regional Water Quality Control Board

11) Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so is there a plan for consultation that includes, for example, the determination of significance of impacts to tribal cultural resources, procedures regarding confidentiality?

The Yokuts tribe was contacted in writing on February 22, 2019, with the project description, as part of the Early Public Consultation process. Consultation has not been requested by the Yokuts tribes for this project.

NOTE: Conducting consultation early in the CEQA process allows tribal governments, lead agencies, and project proponents to discuss the level of environmental review, identify and address potential adverse impacts to tribal cultural resources, and reduce the potential for delay and conflict in the environmental review process. (See Public Resources Code section 21080.3.2) Information may also be available from the California Native American Heritage Commission's Sacred Lands File per Public Resources Code section 5097.96 and the California Historical Resources Information System administered by the California Office of Historic Preservation. Please also note that Public Resources Code section 21082.3(c) contains provisions specific to confidentiality.

12) EARLIER ENVIRONMENTAL ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration. [Section 15183]

1) Earlier analyses used. (Available for review at the City of Turlock – Community Development Services, 156 S. Broadway, Suite 120, Turlock, CA).

City of Turlock General Plan, 2012 (City Council Resolution No. 2012-173)
Turlock General Plan – EIR, 2012 (Turlock City Council Resolution No. 2012-156)
City of Turlock, Housing Element, Certified in 2016
City of Turlock, Water Master Plan Update, 2003 (updated 2009)
Turlock Parks Master Plan, 1995 (Reviewed in 2003)
City of Turlock, Waste Water Master Plan, 1991 (Updated 2014)
City of Turlock, Storm Water Master Plan, 2013 (Adopted 2016)
City of Turlock, Urban Water Management Plan, 2015 (Adopted 2016)
City of Turlock, Sewer System Master Plan, 2013
Turlock Municipal Code
City of Turlock Capital Facilities Fee Nexus Study (Turlock City Council Resolution No. 2013-202)



CITY OF TURLOCK INITIAL STUDY CHECKLIST

- 2) Impacts adequately addressed.** (Effects from the checklist below, were within the scope of, and adequately analyzed during an earlier document pursuant to applicable legal standards, and such effects were addressed by mitigation measures based on the earlier analysis).

As identified in the Turlock General Plan EIR, development in the project area would result in significant, and unavoidable, impacts in the areas of transportation, noise, regional air quality, and the eventual loss of agricultural land and soil resources. The magnitude of these impacts can be reduced, but not eliminated, by applying the policies, programs and mitigation measures identified in the Turlock General Plan to the project and identifying mitigation measures as necessary in this initial study. The intensity of the proposed development will result in project level impacts that are equal to, or of lesser severity, than those anticipated in the General Plan EIR, and they would not be different from cumulative effects anticipated by the Turlock General Plan EIR. Potential secondary environmental impacts from the project will be of equal or lesser severity than those identified in the General Plan EIR. Therefore, mitigation measures identified in the General Plan EIR, and their respective Statements of Overriding Considerations (contained in Turlock City Council Resolution No. 2012-156), are adequate to mitigate the impacts from the proposed project where feasible, and are hereby incorporated by reference.

- 3) Mitigation Measures.** (For effects that are "Less than Significant with Mitigation Incorporated," describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project).

Project level impacts will be mitigated by application of mitigation measures identified in this initial study, and by appropriate conditions of approval. All cumulative environmental effects related to the ultimate development of the project area will be mitigated through compliance with the policies, standards, and mitigation measures of the Turlock General Plan and General Plan MEA/EIR, as well as the standards of the Turlock Municipal Code, and are herein incorporated by reference where not specifically identified.

The project is not located on a site which is included in one or more Hazardous Waste and Substance Site Lists, compiled pursuant to California Government Code Section 65962.5.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below ☒ would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

	Aesthetics		Hazards & Hazardous Materials		Transportation
	Agricultural and Forestry Resources	X	Hydrology/Water Quality		Tribal Cultural Resources
X	Air Quality		Land Use/Planning		Utilities/Service Systems
X	Biological Resources		Mineral Resources		Wildfire
	Cultural Resources	X	Noise		
	Energy		Population/Housing		
X	Geology/Soils		Public Services		
X	Greenhouse Gas Emissions		Recreation		



CITY OF TURLOCK INITIAL STUDY CHECKLIST

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.

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.	
I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.	X
I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.	
I find that the proposed project MAY have a "potential significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets.	



CITY OF TURLOCK INITIAL STUDY CHECKLIST

An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.	
I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.	

Adrienne Werner
Adrienne Werner, Associate Planner

March 28, 2019
Date

EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section 17, "Earlier Analysis," may be cross-referenced).
- 5) Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c) (3) (d). In this case, a brief discussion should identify the following:
 - (a) Earlier Analysis Used. Identify and state where they are available for review.
 - (b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - (c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.



CITY OF TURLOCK INITIAL STUDY CHECKLIST

- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The analysis of each issue should identify: (a) the significance criteria or threshold used to evaluate each question; and (b) the mitigation measure identified, if any, to reduce the impact to less than significance.



CITY OF TURLOCK INITIAL STUDY CHECKLIST

	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
1. Aesthetics – Except as provided in Public Resources Code Section 21099 would the project:				
a) Have a substantial adverse effect on a scenic vista?				X
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) In non-urbanized areas, substantially degrade the existing visual character or quality of public views of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point.) If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?			X	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	
Response:				
<p>a) The 1.4 acre property is located in an urbanized area surrounded by residential and commercial uses. The General Plan EIR states that the primary scenic views lie on the City's boundary, at its agricultural edge. The General Plan recognizes the relatively flat topography of Turlock results in few scenic vistas. The General Plan further concludes within most of the existing urbanized area, infill development and redevelopment would not have a significant effect on the visual quality of the city, because new development would likely be similar in scale and character to existing development. At approximately 17'16" and 21'6" in height respectively, the coffee kiosk and multi-tenant commercial/retail building are in scale with the 2-story apartment buildings north of the project and the surrounding residential and commercial uses.</p> <p>b) There are no scenic or historic resources on the project site. A site visit conducted by staff on March 6, 2019 confirmed that the single-family home has been removed. There are no historic buildings, or other distinctive natural or historic resources. State scenic highways refer to those highways that are officially designated by the California Department of Transportation (Caltrans) as scenic. There are currently no highways in the General Plan study area eligible or officially designated as scenic highways by The Master Plan of State Highways Eligible for Official Scenic Highway Designation. The nearest State scenic highway is State Highway 5, which is designated scenic from the Merced county line to the San Joaquin county line. State Highway 5 is located approximately 20 miles from the project site. Due to the distance and intervening topography the project site would not be visible.</p>				



CITY OF TURLOCK INITIAL STUDY CHECKLIST

c) Located in an urbanized area and surrounded by residential uses the drive-through coffee kiosk and multi-tenant commercial/retail building is proposed to be constructed on a 1.4 acre parcel that previously housed a single-family residence. As proposed, the building elevations of the commercial/retail center do not meet the adopted design guidelines for commercial development, do not meet the standards for Planned Developments by providing higher building or site development standards, and do not meet Urban Design policies in the General Plan by providing public orientation of the commercial center. Conditions of approval will be added to the project to ensure the proposed retail center develops in accordance with policies in the General Plan, Zoning Ordinance, and the adopted design guidelines. Conditions of approval may include, but are not limited to, using similar materials, building colors, building finishes, and/or architectural features to visually link the buildings together providing an attractive and organized project. The landscape areas included throughout the project will add to the overall visual character of the parcel. The General Plan notes that new development that implements the General Plan Urban Design Element creates a more aesthetically pleasing character for the City. While evaluation of visual impacts is subjective, any development of the site would affect the existing visual character of the property; however, using the design elements noted above the project meets the intent of the General Plan Urban Design Element, Zoning Ordinance, and the adopted design guidelines and would not conflict with applicable zoning or regulations governing scenic quality.

d) The development of the project site will produce additional light and glare from required on-site security lighting. In accordance with the Turlock Municipal Code and the Turlock General Plan, all types of illumination generated by the project shall not be a source of light and glare upon adjoining properties. The Turlock General Plan EIR acknowledges that any new development has the potential to create new sources of light and glare; but would generally not be out of character with the existing urban environment, and would not rise to a level of being significant. In addition, the distance of the buildings from the residential uses further reduces the light and glare associated with urbanization.

Sources: City of Turlock, General Plan and MEIR, 2012; Aesthetics and Visual Resources, City Design Element, 2012; City of Turlock, Standard Specifications, Section 18; City of Turlock Beautification Master Plan, 2003; Caltrans Scenic Highway Program

Mitigation:

None

	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
2. Agriculture and Forestry Resources - In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the states inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board. Would the project:				



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a) Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use of a Williamson Act contract?				X
c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))			X	
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X
Response:				
a) The project is proposed to be developed on property designated as "Urban and Built-Up Land" on the 2016 Stanislaus County Important Farmland Map as compiled by the California Department of Conservation, Farmland Mapping and Monitoring Program. The infill property was previously developed with a 2,900 square foot single-family residence constructed in 1957 and demolished in February 2019. The property is surrounded by urban uses and accessed by the existing roadway.				
b) The property is not enrolled in Williamson Act contracts or adjacent to any properties that are enrolled in the Williamson Act. The site is zoned for urbanized uses and will not conflict with any agricultural zoning districts or land held in Williamson Act Contract.				
c), d) There are no forest lands or timberlands within the City of Turlock. The project site is located within the City of Turlock in an area designated for urban uses. The applicant is requesting a General Plan Amendment and to Rezone the 1.4-acre property from High Density Residential (RH) to a Planned Development 276 (underlying zoning of Community Commercial) to facilitate the development of a multi-tenant commercial center. Upon approval of the General Plan Amendment and Rezone the project would develop to the standards established in the Planned Development for commercial uses and design as well as the development standards in the Zoning Ordinance.				
e) The project site was previously developed with a 2,900 square foot single-family residence and is surrounded by urban uses. The properties to the south are developed with and zoned for residential uses; the property to the west is zoned for residential use and is currently vacant; the property to the north is developed with a 60-unit apartment complex; the properties to the southeast are zoned and developed with commercial uses; the California State University, Stanislaus campus is directly east of the property. Development of the site will not involve changes in the existing environment which will result in conversion of farmland or forest land as all of properties in the area are already developed.				



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Sources: CA Dept. of Conservation Farmland Mapping and Monitoring Program, 2016; City of Turlock, General Plan, Land Use Element, 2012; City of Turlock, General Plan EIR, 2012

Mitigation:

None

	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
3. Air Quality - Where available, the significance criteria established by the applicable air quality management district or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable air quality plan?		X		
b) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?		X		
c) Expose sensitive receptors to substantial pollutant concentrations?			X	
d) Result in other emissions (such as those leading to odors adversely affecting a substantial number of people?			X	

Response:

a), b), c) The project will not conflict with, or obstruct, implementation of the 2007 PM10 Maintenance Plan, the 2016 Ozone Plan, or the 2012, 2015 and 2018 PM2.5 Plan or related subsequent progress reports of these plans. SJVAPCD has established thresholds for ROG, NOx, PM 10 & PM 2.5 emissions. The project will be subject to San Joaquin Valley Air District rules and regulations designed to control criteria pollutants, such as Rule 9510 and Regulation VIII. The project is required to obtain these permits to construct and operate. As such, the project is not expected to cause a conflict with, or obstruct implementation of applicable air quality plans.

The CalEEMod 2016.3.2 air quality impact analysis run on March 26, 2019, describes the project as being located in an urbanized area surrounded by residential and commercial uses in Climate Zone 3, with wind speeds of 2.7 m/s, and 45 days precipitation frequency. When the construction emissions and operational emissions were calculated in the CalEEMOD model, it was found that emissions would not exceed the established Air Quality Thresholds of Significance for both Construction and Operational Emissions for ROG (10 tons per year), NOx (10 tpy), PM 10 (15 tpy) & PM 2.5 (15 tpy) emissions. The construction emissions and operational emissions calculated in the CalEEMOD 2016.3.2 model, will not exceeded 5 tons per year for each of the established thresholds for ROG, NOx, PM 10 & PM 2.5.

Overall Construction Emissions

CalEEMOD 2016.3.2: ROG 0.2638 tpy, NOx 1.2460 tpy, CO 1.0560 tpy SOx 1.8200e-003 tpy, PM₁₀ 0.0988 tpy and PM_{2.5} 0.0766 tpy.



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Overall Operational Emissions

CalEEMOD 2016.3.2: ROG 0.1513 tpy, NOx 1.0445 tpy, CO 0.8610 tpy SOx 3.5100e-003 tpy, PM₁₀ 0.1853 tpy and PM_{2.5} 0.0527 tpy.

The project site is zoned High Density Residential. The applicant is requesting a General Plan Amendment and Rezone from residential use to commercial use. The General Plan (Housing Element) anticipated the property would develop residential uses at 21.5 units to the acre. Based on the estimated density of 21.5 units to the acre approximately 30 multi-family dwelling units could be constructed generating approximately 220 average vehicle trips (AVT) during the week; 244 AVT on Saturday; and 188 AVT on Sunday. The multi-tenant center will operate approximately 7,700 square feet of commercial/retail space. The Institute of Transportation Engineers (ITE) Trip Generation estimates the number of vehicle trips generated by a proposed development. Using ITE's Land Use: 820 Shopping Center, it is anticipated that the proposed project will generate 291 average vehicle trips (AVT) during the week; 355 AVT on Saturday; and 162 AVT on Sunday. The slight increase in vehicle trips will not result in a significant increase in criteria pollutants.

A variety of toxic air contaminants (TACs) are of environmental concern. The California Air Resources Board's (CARB) *Air Quality and Land Use Handbook: A Community Health Perspective* provides recommended setback distances for sensitive land uses from major sources of TACs such as gas stations, freeways and high traffic roads, distribution centers and dry cleaners. The SJVAPCD defines sensitive receptors "people that have an increased sensitivity to air pollution or environmental contaminants. Sensitive receptor locations include schools, parks and playgrounds, day care centers, nursing homes, hospitals, and residential dwelling unit(s)." The multi-tenant commercial/retail project is not a sensitive receptor and does not involve siting a new sensitive receptor within any recommended setback distance of any existing source of TACs. The multi-tenant commercial/retail project is proposed to be constructed adjacent to the 60-unit apartment complex to the north, which by definition is a sensitive receptor. However, the multi-tenant commercial/retail project does not fall into the CARB category of a major source of TACs, and therefore would not expose sensitive receptors, or the residents of the apartment complex, to TAC emissions.

The CARB also identifies diesel particulate matter (DPM) from diesel-fueled engines as a TAC. High volume freeways, stationary diesel engines, and facilities attracting heavy and constant heavy diesel semi-truck traffic, such as distribution centers, are identified as having the highest associated health risks for DPM. The CARB handbook identifies significant sources of DPM as land uses accommodating 100 heavy diesel semi-trucks per day. Although the multi-tenant commercial/retail center would involve an increase of 60-100 AVT compared to a 30-unit multi-family residential project, the commercial/retail center would not be expected to attract 100 or more heavy diesel semi-trucks to the area. As such the proposed multi-tenant commercial/retail center would not generate a substantial amount of DPM per the CARB handbook. Based on the consideration above the multi-tenant commercial/retail center would not cause sensitive receptors to be exposed to substantial pollutant concentrations.

Furthermore, to ensure compliance with District standards the mitigation measures identified below will be incorporated as conditions of approval for the project.

The project will not violate any air quality standards, result in cumulatively considerable net increase of any criteria pollutant, or expose sensitive receptors to substantial pollutant concentrations. Compliance with the General Plan policies and standards, and the SJVAPCD Rules and Regulations is expected to reduce the project impacts; however, the Turlock



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General Plan EIR found that there would be significant and unavoidable air quality impacts even with implementation of these measures with the buildout of the General Plan primarily due to local and regional vehicle emissions generated by future population growth associated with the buildout of the proposed plan. A Statement of Overriding Considerations has been adopted as part of that process.

Additionally, the City of Turlock adopted an Air Quality and Greenhouse Gas Emissions Element demonstrating that the General Plan would reduce greenhouse gas emissions. Compliance with the State's greenhouse gas emissions targets for 2030 relied on the adoption of the regional Sustainable Communities Strategy (SCS). StanCOG's SCS has been adopted and was approved by the California Air Resources Board. StanCOG has found that the City of Turlock's General Plan complies with the SCS. This project is consistent with the General Plan; therefore, the project would have a less than significant impact on greenhouse gas emissions.

d) The multi-tenant commercial/retail project is an infill project proposed on 1.4-acre parcel previously developed with a 2,900 square foot single-family home. Located in an urbanized area the project site is surrounded by a mix of residential and commercial uses. The commercial/retail project is not expected to create substantial pollutant concentrations. The proposed development is not expected to expose sensitive receptors to increased pollutants. The project may produce odors during the construction phase, however, these impacts are short-term in nature and would be a less-than-significant impact.

Sources: San Joaquin Valley Unified Air Pollution Control District 2016 Plan for the 2008 8-Hour Ozone Standard, 2010 PM-10 Maintenance Plan, 2012 and 2015 PM-2.5 Plan; SJVAPCD's Guide For Assessing and Mitigating Air Quality Impacts (revised March 19, 2015); California Air Resources Board Air Quality and Land Use Handbook: A Community Health Perspective; Turlock General Plan EIR, 2012, Turlock General Plan, Air Quality and Greenhouse Gas Element Section, 2012; Statement of Overriding Considerations (Turlock City Council Resolution 2012-156); StanCOG Regional Transportation plan/Sustainable Communities Strategy Letter of Consistency for the Turlock General Plan dated January 25, 2015; SJVUAPCD (June 2005) Air Quality Guidelines for General Plans; California Air Resources Board, Air Quality and Land Use Handbook: A Community Health Perspective, April 2005; Warrior Crossing CalEEMod Air Quality Analysis report dated March 26, 2019 available upon request

Mitigation:

1. GP 6.3-g, 8.1-j The applicant shall comply with all applicable San Joaquin Valley Air Pollution Control District rules and regulations. The applicant shall contact the SJVAPCD prior to submitting an application for a building, grading and/or encroachment permit. Compliance with Rule 9510 shall be demonstrated to the Planning Division prior to the issuance of a building permit.
2. GP 8.1-m Project development applicants shall be responsible for ensuring that all adequate dust control measures are implemented in a timely manner during all phases of project development and construction.
3. GP 8.2-b, 8.2-i, TMC§9-2-211 Bike racks shall be installed to encourage alternative modes of transportation.



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	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
4. Biological Resources - Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?		X		
b) Have a substantially adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Wildlife Service?				X
c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d) Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or state habitat conservation plan?				X



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Response:

- a) The General Plan states that the Study Area contains mostly human-modified habitats, with almost all the land being urban (52%) or under agricultural production (46%). The General Plan further states that development proposed under the General Plan would be situated on infill sites or land contiguous to existing development. The multi-tenant commercial/retail project is an infill project proposed to be constructed on 1.4-acre property that was previously developed with a single-family residence. Located in an urbanized area the project site is surrounded by a residential uses and the California State University, Stanislaus. The proposed project would not have any direct effects on species, riparian habitat, wetlands, nor would it interfere with the movement of any resident or migratory fish, conflict with policies protecting biological resources or the provisions of an adopted Habitat Conservation Plan. Virtually all of the land within the urban boundaries of Turlock, as well as unincorporated land within the City's Sphere of Influence, have been modified from its native state, primarily converted into urban or agricultural production. The site has not been in agricultural production many years.

The California Natural Diversity Database has identified two special-status species within the General Plan Study area, the Swainson's Hawk and the Hoary bat. While the General Plan Study Area does not contain land that is typical for the Hawk's breeding and nesting, it is presumed to be present and mitigation measures have been incorporated to address any potential impacts. Swainson's hawk usually breeds in stands along riparian areas, and forages in grasslands, pastures, hay and alfalfa fields, and row cropland. The Hoary bat roosts in trees, and hunts over open areas or lakes. The proposed project site is surrounded by urban uses and was previously developed with a 2,932 square foot home constructed in 1957 and demolished in February 2019. The Hoary bat is not listed as a Species of Special Concern by the California Department of Fish and Wildlife but it is monitored in the CNDDB. The subject site is out of the area in which the Hoary bat is presumed to be present. Due to the property's urban environment, the property has little habitat value for these species. Mitigation measures identified in the General Plan EIR, (General Plan Policy 7.4-d), consistent with the comments received on the Turlock General Plan, have been added to the project to reduce the impacts of the project to a less than significant level. The General Plan concludes that potential impacts on biological resources would be reduced to less than significant through implementation of General Plan policies, as well as regional, State, and federal regulations.

- b) There are no rivers, lakes or streams located within the City of Turlock. There are no irrigation facilities, such as canals, located on or adjacent to the project site. Therefore, the project will have no impact on riparian habitats or species.
- c) The General Plan EIR identifies the federally protected wetlands located within the City of Turlock and the surrounding Study Area. These areas are located west of Highway 99 and are not identified on the subject property.
- d) The project is located within the City of Turlock in an urbanized and developed area. No migratory wildlife corridors have been designated on, near or through the project site; therefore, the project would not impede the movement of any resident or migratory fish or wildlife species. The General Plan identifies mitigation measures that will be incorporated in to the project requiring the investigation of the existence of any wildlife nursery sites on the project site.
- e) The 1.4-acre property was previously developed with a 2,932 square foot single-family home. The home was demolished in February 2019 and the existing ornamental landscaping removed. There are trees on the property that may offer habitat opportunities and the land itself could potentially offer foraging habitat for Swainson's Hawk. However, the previous residential use and the surrounding urbanized environment makes it unlikely the property would have any habitat value.



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- f) There is no Habitat Conservation Plan, Natural Conservation Community Plan, other approved local or regional conservation plan that encompasses the project site.

Sources: California Dept. of Fish & Wildlife; Natural Diversity Data Base; California Native Plant Protection Act; U.S. Dept. of Agriculture; Land Capability Classification Maps; California Dept. of Conservation; Important Farmlands Maps & Monitoring Program; Stanislaus County Williamson Act Contract Maps; Turlock General Plan, Conservation Element, 2012; US Fish and Wildlife Service – Recovery Plan for Upland Species of the San Joaquin Valley, 1998; Site visit March 6, 2019, Adrienne Werner, Associate Planner.

Mitigation:

1. GP 7.4-e, 7.4-f If ground disturbing activities, such as grading, occurs during the typical nesting season for songbirds and raptors, February through mid-September, the developer is required to have a qualified biologist conduct a survey of the site no more than 10 days prior to the start of disturbance activities. If nests are found, no-disturbance buffers around active nests shall be established as follows until the breeding season has ended or until a qualified biologist determines that the birds have fledged and are no longer on the nest for survival: 250 feet for non-listed bird species; 500 feet for migratory bird species; and one-half mile for listed species and fully protected species.
2. GP 7.4-e, 7.4-f If nests are found, they should be continuously surveyed for the first 24 hours prior to any construction related activities to establish a behavioral baseline. Once work commences the nest shall be continuously monitored to detect any behavioral changes as a result of the project. If behavioral changes are observed, the work causing the change should cease and the Department consulted for additional avoidance and minimization measures.
3. GP 7.4e, 7.4-f If Swainson's Hawks are found foraging on the site prior to or during construction, the applicant shall consult a qualified biologist for recommended proper action, and incorporate appropriate mitigation measures. Mitigation may include, but are not limited to: establishing a one-half mile buffer around the nest until the breeding season has ended or until a qualified biologist determines that the birds have fledged and are no longer dependent on the nest for survival. Mitigating habitat loss within a 10 mile radius Mitigating habitat loss within a 10 mile radius of known nest sites as follows: providing a minimum of one acre of habitat management land or each acre of development for projects within one mile of an active nest tree. Provide a minimum of .75 acres of habitat management land for each acre of development for projects within between one and five miles of an active nest tree. Provide a minimum of .5 acres of habitat management land for each acre of development for projects within between five and 10 miles of an active nest tree.
4. GP 7.4e, 7.4-f The applicant shall comply with all applicable federal, State, and local laws and regulations related to the protection and preservation of endangered and/or threatened species through consultations with appropriate agencies.



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	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
5. Cultural Resources - Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource pursuant to Section 15064.5?			X	
b) Cause a substantial adverse change in the significance of an archaeological resources pursuant to Section 15064.5?			X	
c) Disturb any human remains, including those interred outside of formal cemeteries?			X	
<p>Response:</p> <p>a) The multi-tenant commercial/retail project is an infill project proposed to be constructed on a 1.4-acre parcel previously developed with a 2,932 square foot home built in 1957 and demolished in February 2019. The project would not alter or destroy any historic archaeological site, building, structure, or object, nor would it alter or affect unique ethnic cultural values or restrict religious or sacred uses. The City of Turlock consulted with California Native American tribes as required under SB 18 when developing the General Plan EIR. The closest historic resource identified in the General Plan EIR is located more than 1-mile away. In addition, the City has conducted a Cultural Records Search as part of the Turlock General Plan and found no evidence of significant historic or cultural resources on or near this site. No known human burials have been identified on the project site or its vicinity. However, it is possible that unknown human remains could be located on the project site, and if proper care is not taken during the proposed construction of the project, particularly during excavation activities, damage to or destruction of these unknown remains could occur. To ensure that any such materials or human remains, if found, are properly identified (and the resource recovered, if necessary) before grading or other earthmoving activities proceed in that immediate area Mitigation Measures have been included below.</p> <p>b) and c) As a result of many years of extensive agricultural production, virtually all of the land in the City of Turlock has been previously altered from its native or riparian state. The multi-tenant commercial/retail project is an infill project proposed to be constructed on a 1.4-acre parcel previously developed with a 2,932 square foot home built in 1957 and demolished in February 2019. The project would not alter or destroy any historic archaeological site, building, structure, or object, nor would it alter or affect unique ethnic cultural values or restrict religious or sacred uses. The City of Turlock consulted with California Native American tribes as required under SB 18 when developing the General Plan EIR. The closest historic resource identified in the General Plan EIR is located more than 1-mile away. In addition, the City has conducted a Cultural Records Search as part of the Turlock General Plan and found no evidence of significant historic or cultural resources on or near this site. As a result of many years of extensive agricultural production virtually all of the land in the Plan area has been previously altered from its native or riparian state. There are no known sites of unique prehistoric or ethnic cultural value. However, it is possible that unknown archaeological or human remains could be located on the project site, and if proper care is not taken during the proposed construction of the project, particularly during excavation activities, damage to or destruction of these unknown cultural resources could occur. Conditions of approval will be added to the project to ensure that any such materials or human remains, if found, are properly identified (and the resource recovered, if necessary) before grading or other earthmoving activities proceed.</p>				



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Sources: *Turlock General Plan, Conservation Element, 2012; City of Turlock General Plan EIR, 2012; Cultural Resources Records Search, 2008*

Mitigation:

None

	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
6. Energy – Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?			X	
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?			X	
<p>Response:</p> <p>a) and b) The multi-tenant commercial/retail project is proposed on a 1.4-acre property previously developed with a 2,932 square foot single-family residence. The property is surrounded by residential uses and the California State University, Stanislaus. The project site is easily accessed by the existing roadway infrastructure, BLST bus system, and is within ½ mile of six bus stops. The new multi-tenant commercial project will have access to existing electrical and telecommunication services. No new transportation, electrical or telecommunication facilities are required to support the project leading to unnecessary consumption of energy resources. Compliance with the California Green Building Standards Code and the San Joaquin Valley Air Pollution Control District standards during construction and operation of the project will further ensure the efficient consumption of energy resources.</p>				
<p>Sources: <i>Turlock General Plan, Conservation Element, Air Quality & Greenhouse Gases Element, 2012; California Building Standards Code; San Joaquin Valley Air Pollution Control District</i></p>				
Mitigation:				
None				
	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
7. Geology and Soils - Would the project:				
a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury or death involving:				



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i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.		X		
ii) Strong seismic ground shaking?		X		
iii) Seismic-related ground failure, including liquefaction?		X		
iv) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?		X		
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?		X		
d) Be located on expansive soil, as defined in Table 18-a-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?		X		
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?		X		
f) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?			X	
Response:				
<p>a) Several geologic hazards have a low potential to occur within the Turlock General Plan study area. The greatest seismic hazard identified in the Turlock General Plan EIR is posed by ground shaking from a fault located at least 45 miles away. While no specific liquefaction hazard is located within the Turlock General Plan study area, the potential for liquefaction is recognized throughout the San Joaquin Valley. The risk to people and structures was identified as a less than significant impact addressed through compliance with the California Building Codes. Turlock is located in Seismic Zone 3 according to the State of California and the Alquist-Priolo Special Study Zones Act. All building permits are reviewed to ensure compliance with the California Building Code (CBC) for compliance with standards to reduce the potential damage that could be associated with seismic events. The property is flat and is not located adjacent to areas subject to landslides. In addition, the City enforces the provisions of the Alquist-Priolo Special Study Zones Act that limits development in areas identified as having special seismic hazards. The CBC contains seismic safety provisions with the aim of preventing building collapse during an earthquake allowing occupants to evacuate the building after an earthquake. Adherence to the CBC will reduce the potential of a building collapsing during an earthquake, in so doing minimizing injury and loss of life.</p>				



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- b) and c) The General Plan EIR notes that soils in the plan area have a "low" susceptibility to soil erosion. Erosion hazards are highest during construction. Chapter 7-4 of the Turlock Municipal Code requires all construction activities to include engineering practices for erosion control. Additionally, development projects are required to comply with National Pollutant Discharge Elimination System (NPDES) General Construction Permit requirements. Project applicants are required to prepare a Storm Water Pollution Prevention Plan (SWPPP) and comply with the City's Municipal Separate Storm Sewer System permit (MS4) to minimize the discharge of pollutants during and post-construction. The SWPPP shall include measures to control erosion and effectively manage runoff, such as silt fencing or sandbags, and retain sediment on-site during construction. Upon completion of the proposed multi-tenant commercial/retail center, the project site will be covered with paving, structures, and landscaping. Compliance with existing policies, programs, and regulations will reduce impacts related to soil erosion to less than significant levels.
- d) Less than one percent of the soils located in the General Plan study area are considered to have moderate potential for expansion. As required by the Turlock Municipal Code, building permit applications must be accompanied by a preliminary soil management report that characterizes soil properties in the development area.
- e) The proposed project will be required to connect to the City of Turlock's waste water system and will not utilize any type of septic system or alternative wastewater system.
- f) The proposed multi-tenant commercial/retail project is an infill project proposed to be constructed on a 1.4-acre property previously developed with a single-family home that was constructed in 1957 and demolished in February 2019. The property is located in an urbanized area surrounded by typical urban uses. As a result of many years of extensive agricultural production, virtually all of the land in the City of Turlock has been previously altered from its native state.

Sources: *California Uniform Building Code; City of Turlock, Standard Specifications, Grading Practices; City of Turlock Municipal Code, Title 8, (Building Regulations); City of Turlock, General Plan, Safety Element, 2012*

Mitigation:

1. GP 10.2-a, 10.2-b The project shall comply with the current California Building Code (CBC) requirements for Seismic Zone 3, which stipulates building structural material and reinforcement.
2. GP 10.2-a, 10.2-b The project shall comply with California Health and Safety Code Section 19100 et seq. (Earthquake Protection Law), which requires that buildings be designed to resist stresses produced by natural forces caused earthquakes and wind.
3. GP 10.2-1, 10.2-b The project shall comply with the California Building Code (CBC), requirements regulating grading activities including drainage and erosion control.
4. GP 10.2-h The project shall comply with the City's NPDES permitting requirements by providing a grading and erosion control plan, including but not limited to the preparation of a Storm Water Pollution Prevent Plan and Erosion and Sediment Control Plan.
5. GP 10.2-a, 10.2-b, 10.2-g The project shall comply with the California Building Code (CBC) requirements for specific site development and construction standards for specified soils types.



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	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
8. Greenhouse Gas Emissions - Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?		X		
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?		X		
<p>Response:</p> <p>a), b) The proposed multi-tenant commercial/retail center is an infill project proposed on 1.4-acre property. Located in an urbanized area the project site is surrounded by residential uses.</p> <p>The CalEEMod 2016.3.2 air quality impact analysis run on March 26, 2019, describes the project as being located in an urbanized area surrounded by residential and commercial uses in Climate Zone 3, with wind speeds of 2.7 m/s, and 45 days precipitation frequency. When the construction emissions and operational emissions were calculated in the CalEEMOD model, it was found that emissions would not exceed the established Air Quality Thresholds of Significance for both Construction and Operational Emissions for ROG (10 tons per year), NOx (10 tpy), PM 10 (15 tpy) & PM 2.5 (15 tpy) emissions. The construction emissions and operational emissions calculated in the CalEEMOD 2016.3.2 model, will not exceeded 5 tons per year for each of the established thresholds for ROG, NOx, PM 10 & PM 2.5.</p> <p>Overall Construction Emissions CalEEMOD 2016.3.2: ROG 0.2638 tpy, NOx 1.2460 tpy, CO 1.0560 tpy SOx 1.8200e-003 tpy, PM₁₀ 0.0988 tpy and PM_{2.5} 0.0766 tpy.</p> <p>Overall Operational Emissions CalEEMOD 2016.3.2: ROG 0.1513 tpy, NOx 1.0445 tpy, CO 0.8610 tpy SOx 3.5100e- 003 tpy, PM₁₀ 0.1853 tpy and PM_{2.5} 0.0527 tpy.</p> <p>The City of Turlock adopted an Air Quality and Greenhouse Gas Emissions Element demonstrating that the General Plan would reduce greenhouse gas emissions. Compliance with the State's greenhouse gas emissions targets for 2030 relied on the adoption of the regional Sustainable Communities Strategy (SCS). StanCOG's SCS has been adopted and was approved by the California Air Resources Board. Furthermore, StanCOG has found that the City of Turlock's General Plan complies with the SCS. This project is consistent with the General Plan; therefore, the project is expected to have a less than significant impact on greenhouse gas emissions.</p>				
<p>Sources: City of Turlock 2012 General Plan, Air Quality and Greenhouse Gases chapter; AB 32 Scoping Plan; 2014 Stanislaus Council of Governments Regional Transportation Plan and Sustainable Communities Strategy; Warrior Crossing CalEEMod Air Quality Analysis report dated March 26, 2019 available upon request.</p>				



CITY OF TURLOCK INITIAL STUDY CHECKLIST

Mitigation:

- 1. GP 8.1-b, 8.1-e, 8.1-j, 8.1-l** The applicant shall comply with all applicable San Joaquin Valley Air Pollution Control District rules and regulations.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
9. Hazards and Hazardous Materials - Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?			X	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?			X	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X	
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result would it create a significant hazard to the public or the environment?			X	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area				X
f) Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?				X



CITY OF TURLOCK INITIAL STUDY CHECKLIST

Response:

a) b) and c) The proposed infill project is a multi-tenant commercial/retail center proposed to be constructed on 1.4-acre parcel that was previously developed with a single-family residence. The applicant is requesting the property be rezoned from residential use to commercial use. Located 1.25-miles east of State Highway 99 the proposed project would consist of approximately 7,700 square feet of commercial/retail space located in an urbanized area surrounded by residential and commercial uses. The multi-tenant commercial/retail project does not involve an industrial process or commercial operation that would create the risk of explosion or release of hazardous substances through the transport or accidental use of hazardous materials.

d) The General Plan EIR does not identify any active cleanup sites located on or near the project site. In addition, the project is not located on a site which is included in one or more Hazardous Waste and Substance Site List, compiled pursuant to California Government Code Section 65962.5. There are no evidence of recognized environmental conditions (REC), controlled RECs or historical RECs in conjunction with the subject site.

e) The project site is not located within two miles of a public airport or public use airport and is not located within a planning area boundary for an airport. The project is not within two miles of the former Turlock Air Park. Additionally, the Turlock Air Park has been removed from the Stanislaus County Airport Land Use Compatibility Plan adopted on October 6, 2016 as the Safety Inspectors from the Caltrans Division of Aeronautics have reported that the Airport Operating permits are no longer valid.

f) The proposed project will not impair the implementation of an adopted emergency response/evacuation plan. The project generates traffic that is consistent with the projections contained within the Turlock General Plan EIR. The General Plan EIR found that anticipated growth, and the resulting traffic levels, would not impede emergency evacuation routes or otherwise prevent public safety agencies from responding in an emergency.

g) There are no designated wildland fire areas within or adjoining the project site.

Sources: City of Turlock, Emergency Operation Plan, 2017; Local Hazard Mitigation Plan, 2010-2015; Stanislaus County Airport Land Use Commission Plan, 1978, amended May 20, 2004, updated October 6, 2016; Stanislaus County Multi-Jurisdictional Hazard Mitigation Plan, updated 2016; City of Turlock, General Plan, Safety Element, 2012; City of Turlock, Municipal Code, Title 8, (Building Regulations)

Mitigation:

None

	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
10. Hydrology and Water Quality – Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?		X		



CITY OF TURLOCK INITIAL STUDY CHECKLIST

b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?			X	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or through the addition of impervious surfaces, in a manner which would?		X		
i) Result in substantial erosion or siltation on- or off-site;			X	
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;			X	
iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or			X	
iv) Impede or redirect flood flows?			X	
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?			X	
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?		X		

Response:

a) The proposed multi-tenant commercial project will be required to comply with the Regional Water Quality Control Board's construction requirements to reduce the potential impact of pollution from water runoff at the time of construction and post-construction. Upon development, the project will be required to connect to City utility systems, including water and sewer; therefore, development of the project area would not result in water quality or waste discharge violations.

b) The proposed development lies within the City of Turlock. The City has developed an Urban Water Management Plan (UWMP) that evaluates the long-range water needs of the City including water conservation and other measures that are necessary to reduce the impact of growth on groundwater supplies. The project has been reviewed by the City of Turlock Municipal Services, the water provider for the City of Turlock, and no concerns were raised regarding the ability of the City to provide adequate potable water to the project.

c) The proposed multi-tenant commercial/retail infill project is proposed on a 1.4-acre parcel surrounded by residential and commercial uses. The City of Turlock requires that all development construct the necessary storm water collection systems to convey runoff to detention basins within the project area. Grading plans for construction within the project area will be reviewed to ensure compliance with the Regional Water Quality Control Board's regulations and the City's NPDES discharge permit. Grading and improvement plans for the project are required and will be reviewed by the Engineering Division to ensure that storm water runoff from the project area is adequately conveyed to the storm water collection system that will be implemented with the project.



CITY OF TURLOCK INITIAL STUDY CHECKLIST

d) The project site is not located in a flood area. The project does not involve property acquisition, management, construction or improvements within a 100 year floodplain (Zones A or V) identified by FEMA maps, and does not involve a "critical action" (e.g., emergency facilities, facility for mobility impaired persons, etc.) within a 500 year floodplain (Zone B). The entire City of Turlock is located in Flood Zone "X", according to FEMA. The City of Turlock's Community Number is 060392; Panel Numbers are: 0570E, 0600E, 0800E, 0825E. Revised update September 26, 2008.

The project site is located outside the Dam Inundation Area for New Don Pedro Dam and for New Exchequer Dam (the two inundation areas located closest to the City of Turlock Municipal Boundary).

e) The proposed infill project is a multi-tenant commercial/retail project proposed on a 1.4-acre parcel and surrounded by residential and commercial uses. Once constructed, runoff from the developed site could result in increased potential water contamination from urban pollutants that are commonly found in surface parking lots, ornamental landscape planters, and from atmospheric buildup on rooftops. In order to mitigate potential impacts to a less than significant level, the proposed project will be subject to post-construction BMPs per the City's NPDES permit to address increases in impervious surfaces, methods to decrease incremental increase in off-site stormwater flows, and methods for decreasing pollutant loading in off-site discharges.

Sources: Federal Emergency Management Agency Floodplain regulations; City of Turlock, Storm Drain Master Plan, 1987; Turlock General Plan EIR, 2012; Turlock General Plan, 2012 ; City of Turlock, Water Master Plan Update, 2009; City of Turlock, Storm Water Master Plan, 2013; City of Turlock Urban Water Management Plan, 2015 (Adopted 2016); City of Turlock Sewer System Master Plan, 2013; City of Turlock, Municipal Code, Title 9, Chapter 2, Water Conservation Landscape Ordinance; Central Valley Regional Water Quality Control Board comment letter dated February 27, 2019.

Mitigation:

1. GP 3.3-a, 3.3-f The project shall connect to the City's Master Water and Storm Drainage System.
2. GP 3.3-o, 3.3-ae, 6.4-f The project shall comply with the Regional Water Control Board's regulations and standards to maintain and improve groundwater and surface water quality. The applicant shall conform to the requirements of the Construction Storm Water General Permit and the Municipal Separate Storm Sewer System (MS4) Permit, including both Best Management Practices and Low Impact Development (post-construction) requirements.
3. GP 3.3-ae The builder and/or developer shall utilize cost-effective urban runoff controls, including Best Management Practices (BMP's), to limit urban pollutants from entering the drainage ditches. A General Construction permit shall be obtained from the State Water Resources Control Board, a Storm Water Pollution Prevention Plan (SWPPP) shall be prepared and implemented as part of this permit.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
11. Land Use Planning – Would the project:				
a) Physically divide an established community?				X
b) Cause a significant environmental impact due to a conflict with any land use plan, policy or regulation adopted for the purpose of avoiding or mitigating an environmental effect?			X	



CITY OF TURLOCK INITIAL STUDY CHECKLIST

Response:

a) Located in an urbanized area and surrounded by a residential and commercial uses the multi-tenant commercial/retail center is proposed to be constructed on a property previously developed with a single-family residence. The proposed project will not physically divide an established community.

b) The proposed infill project is a multi-tenant commercial/retail center proposed on a 1.4-acre parcel zoned for High Density Residential use and previously developed with a 2,900 square foot residence. The applicant is requesting a General Plan Amendment and Rezone of the property from a residential use to commercial use to facilitate the construction of approximately 7,700 square feet of commercial/retail space. The property has an underlying designation of High Density Residential which is classified as extremely low, very low, and low income category for the City's RHNA requirements. The City currently has a surplus of 899 units in the extremely low, very low, and low income category. The rezone of the property for the development of the commercial project would remove 30 residential units from the extremely low, very low, and low income RHNA requirement; however, this is not a significant reduction in the supply of land available to meet the RHNA requirement for this income category. If the General Plan Amendment and Rezone are approved the multi-tenant commercial/retail center will be required to develop the project consistent with the City's Zoning Ordinance, General Plan designation, and design guidelines.

Sources: Turlock General Plan, 2012 & Adopted Housing Element, 2014-23; City of Turlock General Plan EIR, 2012; Turlock Municipal Code, Title 9, Chapter 3; US Fish and Wildlife Service – Recovery Plan for Upland Species of the San Joaquin Valley, 1998

Mitigation:

None

	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
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12. Mineral Resources – Would the project:

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

X

b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

X

Response:

a), b) The General Plan study area does not include any known historic or current mining operations other than minor excavations for fill material, which is not considered a significant resource. Any development that may ultimately occur in the City does result in the utilization of natural resources (water, natural gas, construction materials, etc.); however, these resources will not be depleted by this project. The only known mineral resources within the City of Turlock are sand and gravel from the Modesto and Riverbank formations. The project will result in only minor excavation of the site.

Sources: City of Turlock, General Plan, Conservation Element, 2012



CITY OF TURLOCK INITIAL STUDY CHECKLIST

Mitigation:

None

	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
13. Noise – Would the project result in:				
a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?		X		
b) Generation of excessive groundborne vibration or groundborne noise levels?			X	
c) For a project located within the vicinity of a private airstrip or an airport land use plan, or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?			X	
<u>Response:</u>				
<p>a) The multi-tenant commercial/retail project is proposed on a 1.4-acre parcel previously developed with a 2,900 square foot single-family home constructed in 1957. The property is located in a fully urbanized area and is surrounded by residential and commercial uses. The project is adjacent to West Monte Vista Avenue, designated in the General Plan as a 4-6 lane arterial and Crowell Road, a 2 lane collector. The project will increase existing ambient noise levels associated with development. Typical ongoing noise would most likely be generated by mechanical equipment such as heating, ventilation, and air-conditioning equipment. The General Plan and City Noise Ordinance (TMC 5-28-100ART) establish noise standards that must be met for all new development. The proposed multi-tenant commercial/retail project is not anticipated to generate noise levels in excess of the standards established in the General Plan or City Noise Ordinance. Furthermore, the project is subject to the City's noise ordinance which prohibits construction on weekdays from 7:00 p.m. to 7:00 a.m., on weekends and holidays from 8:00 p.m. to 9:00 a.m. The project is not expected to generate noise in excess of City standards. Turlock's Noise Ordinance (TMC 5-28-100ART) standards and enforcement mechanisms would apply.</p>				
<p>b) Project-related construction will result in short-term increases in noise levels and vibration on and immediately surrounding the project site. The standards of Turlock's Noise Ordinance (TMC5-28-100ART) are applicable to the development during construction and occupancy. The City's ordinance addresses both temporary construction-related noise as well as ongoing noise from equipment and other operations of this facility. The project is subject to the City's noise ordinance which prohibits construction on weekdays from 7:00 p.m. to 7:00 a.m., on weekends and holidays from 8:00 p.m. to 9:00 a.m. Once constructed, the multi-tenant commercial/retail center is subject to the City's noise ordinance which requires reduced noise levels from 10:00 p.m. to 7:00 a.m.</p>				



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- c) The project site is not located within two miles of a public airport or public use airport. Two private airstrips are located adjacent to the Turlock City Limits. A private airstrip serving a local pilot is located at 2707 East Zeering Road (APN 073-004-004), approximately 3.0 miles north and east of the project site. The property is located over 2.8 miles northeast of the Turlock Air Park, a private air strip which has been removed from the Stanislaus County Airport Land Use Compatibility Plan adopted on October 6, 2016 as the Safety Inspectors from the Caltrans Division of Aeronautics have reported that the Airport Operating permits are no longer valid. The Stanislaus County Zoning Ordinance has established a 1,000 foot radius around the perimeter of a private strip as a clear area not suitable for most types of development. The project site is located outside of the 1,000 foot radius. Furthermore, the Federal Aviation Administration (FAA) has established regulations for flight operations near built-up areas. Therefore, the project will not be impacted by noise from the operations of any public or private airport.

Sources: City of Turlock, General Plan, Noise Element, 2012; City of Turlock, Municipal Code, Title 9, Chapter 2, Noise Regulations; Stanislaus County Airport Land Use Commission Plan, as Amended May 20, 2004, updated October 6, 2016; Merced County Airport Land Use Compatibility Plan, June 12, 2012; Turlock General Plan, Circulation Element, 2012;

Mitigation:

1. GP 9.4-i, TMC§5-28ART Compliance with the standards of the City of Turlock's Noise Ordinance (TMC5-28-100ART).

	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
14. Population and Housing – Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				X
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?				X

Response:

- a) The proposed infill project is a multi-tenant commercial/retail project proposed on 1.4-acre parcel previously developed with a single family home. The project is bringing new businesses to the city by constructing a commercial/retail building and drive-through coffee kiosk that will provide goods and services for local and residents. Residential uses are not included as part of the proposed project; therefore, the project could not result in any direct residential growth. No new expanded infrastructure is proposed that could accommodate additional growth in the area that is not already possible with existing infrastructure, so no indirect population growth will occur. The proposed project would not directly or indirectly cause expansion of the area beyond what is planned in the Turlock General Plan.



CITY OF TURLOCK INITIAL STUDY CHECKLIST

b) The 1.4-acre property was previously developed with a 2,900 square foot residence and is currently zoned for residential use. The residence was demolished in 2019. The applicant is requesting a General Plan Amendment and Rezone of the property from residential use to commercial use to facilitate the construction of approximately 7,700 square feet of commercial/retail space. The proposed commercial/retail project would not displace substantial numbers of existing housing, and would not displace substantial numbers of people necessitating the construction of replacement housing elsewhere. The project site is surrounded by existing urban uses and all roads and infrastructure are immediately available along the property frontage. The property has an underlying designation of High Density Residential which is classified as extremely low, very low, and low income category for the City's RHNA requirements. The City currently has a surplus of 899 units in the extremely low, very low, and low income category. The rezone of the property for the development of the commercial project would remove 30 residential units from the extremely low, very low, and low income RHNA requirement; however, this is not a significant reduction in the supply of land available to meet the RHNA requirement for this income category.

Sources: *City of Turlock, General Plan, 2012 & Housing Element, 2016*

Mitigation:

None

	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
15. Public Services – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire Protection?			X	
b) Police Protection?			X	
c) Schools?			X	
d) Parks?			X	
e) Other public facilities?			X	



CITY OF TURLOCK INITIAL STUDY CHECKLIST

Response:

- a) The multi-tenant commercial/retail project is an infill project proposed on a 1.4-acre parcel. Located in an urbanized area the project site is surrounded by residential and commercial uses. The Turlock Fire Department provides fire and emergency response within the city limits. The Fire Department operates four fire stations located to maximize efficiency and help reduce response times. The project site is located approximately 2.25 miles from Fire Station No. 1 (Marshall Street, east of Highway 99), 2.5 miles from Fire Station No. 2 (South Walnut Road, west of Highway 99), approximately 1-mile from Fire Station No. 3 (East Monte Vista Avenue, west of Highway 99), and approximately ½-mile from Fire Station No. 4 (North Walnut Road, west of Highway 99). The Fire Department reviews all development applications to determine the adequacy of fire protection for the proposed development. This infill project will not have a significant impact on fire response times and will not otherwise create a substantially greater need for fire protection services than already exists. The Fire Department has commented on this project and has not indicated that the development could not be adequately served or would create an impact on the ability of the Department to serve the City as a whole. The Turlock Municipal Code and the State Fire Code establish standards of service for all new development in the City. Those standards and regulations are applicable to the proposed project.
- b) Development of the multi-tenant commercial/retail project will not result in any unique circumstances that cannot be handled with the existing level of police resources. The Police Department was routed the project and did not indicate that the development of the multi-tenant commercial project could not be adequately served. Therefore, it is anticipated the impacts from the development of the property on police services will be less-than-significant. The developer will be required to pay Capital Facilities Fees upon development, a portion of which is used to fund Police Service capital improvements.
- c) The applicant is requesting a General Plan Amendment and Rezoning of the 1.4-acre property from residential use to commercial use to facilitate the construction of approximately 7,700 square feet of retail space. The commercial project will not have any residential dwelling units and will not generate any direct demand for school facilities. Under the Leroy F. Greene School Facilities Act of 1998, the satisfaction by the developer of his statutory fee under California Government Code Section 65995 is deemed "full and complete mitigation" of school impacts. Therefore, mitigation of impacts upon school facilities shall be accomplished by the payment of the fees set forth established by the Turlock Unified School District.
- d) Demand for park and recreational facilities are generally the direct result of residential development. No residential dwelling units are proposed as part of the multi-tenant commercial/retail project. Development of the project area with a commercial project will not result in a significant increase in the use of existing neighborhood or regional parks.
- e) Development of the multi-tenant commercial/retail project, a nonresidential use, will not increase the use of or need for new public facilities. The City has prepared and adopted a Capital Facility Program that identifies the public service needs of roads, police, fire, and general government that will be required through build-out of the General Plan area. This program includes the collection of Capital Facility Fees from all new development. Development fees are also collected from all new development for recreational lands and facilities. Conditions of development will require payment of these fees and charges, where appropriate and allowed by law.

Sources: Stanislaus County, *Public Facilities Plan*; City of Turlock, *Capital Facility Fees Program*, *City of Turlock Capital Improvement Program (CIP)*; Turlock Unified School District, *School Facilities Needs Analysis*; City of Turlock, *General Plan, Parks and Recreational Open Space and Safety Elements, 2012*



CITY OF TURLOCK INITIAL STUDY CHECKLIST

Mitigation:

None

	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
16. Recreation				
a) Would the project increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?				X
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?				X

Response:

a) and b) Demand for park and recreational facilities are generally the direct result of residential development. No residential dwelling units are proposed as part of this multi-tenant commercial/retail project. The commercial project does not include recreational facilities or require the construction or expansion of recreational facilities. The development of the commercial center will not result in a significant increase in use of existing neighborhood or regional parks.

Sources: City of Turlock General Plan 2012: City of Turlock Parks Master Plan, 2003

Mitigation:

None

	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
17. Transportation-- Would the project:				
a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?			X	
b) Conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?			X	
c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
d) Result in inadequate emergency access?			X	



CITY OF TURLOCK INITIAL STUDY CHECKLIST

Response:

- a) and b) The multi-tenant commercial/retail project is an infill project proposed on a 1.4-acre parcel previously developed with a 2,900 square foot single family residence. Located in an urbanized area the project site is surrounded by residential and commercial uses. Access to the commercial project is provided by the existing roadway system.

The project site is zone High Density Residential. The applicant is requesting a General Plan Amendment and Rezone from residential use to commercial use. The General Plan anticipated that the property would develop residential uses at 21.5 units to the acre. Based on the estimated density of 21.5 units to the acre approximately 30 multi-family dwelling units could be constructed generating approximately 220 average vehicle trips (AVT) during the week; 244 AVT on Saturday; and 188 AVT on Sunday. The multi-tenant center will operate approximately 7,700 square feet of retail space. The Institute of Transportation Engineers (ITE) Trip Generation estimates the number of vehicle trips generated by a proposed development. Using ITE's Land Use: 820 Shopping Center, it is anticipated that the proposed project will generate 291 average vehicle trips (AVT) during the week; 355 AVT on Saturday; and 162 AVT on Sunday. The slight increase in AVTs does not demand an expansion of the existing roadway system.

The City has adopted a Capital Facility Program with traffic improvements planned for build out of the General Plan. The City Engineer has reviewed the proposed traffic circulation pattern for the area and evaluated its potential impact on the operation of the local roadways serving the site, and has determined current roadway improvements can adequately accommodate the traffic generated by the project.

The multi-tenant commercial/retail project is adjacent to the BLST bus route. There are six transit stops within ½ mile of the commercial project site. Pursuant to CEQA Guidelines §15064.3(b) land use projects within one-half mile of either an existing major transit stop or a stop along an existing high quality transit corridor should be presumed to cause a less than significant transportation impact.

- c) The multi-tenant commercial/retail project is proposed as an infill project on an existing 1.4-acre parcel. The project site is accessed using the existing roadway system. Any required frontage improvements must meet current City standards. The proposed project will not increase hazards due to a geometric design feature (e.g. sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment).
- d) Access to the multi-tenant commercial/retail center is provided by a commercial driveway from Crowell Road and a right-in, right-out commercial driveway on Monte Vista Avenue. The Turlock Fire Department reviews all development proposals for adequate emergency access. The Fire Department has not raised any concerns regarding emergency access to the project. The project will either meet or exceed the Fire Department needs for emergency vehicle access throughout the project site.

Sources: City of Turlock, Capital Improvement Program (CIP); City of Turlock, General Plan, 2012; StanCOG, Regional Transportation Plan and Sustainable Communities Strategy, 2014; Stanislaus Assn. of Governments, Congestion Mgmt. Plan, 1992; City of Turlock, Municipal Code, City of Turlock Standard Specifications and Drawings, 2016; ITE Trip Generation 10th Edition Volume 2 of 3.

Mitigation:

None



CITY OF TURLOCK INITIAL STUDY CHECKLIST

	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
18. Tribal Cultural Resources -				
a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or			X	
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.			X	
Response:				
a) The Turlock General Plan EIR found that there are no known Native American cultural resources within the City of Turlock. As a result of many years of extensive agricultural production, virtually all of the land in the City of Turlock has been previously altered from its native state. The project is proposed on a property that was previously developed with a 2,900 square foot single-family home built in 1957. The property is not listed or eligible for listing on the California Register of Historical Resources. In compliance with AB52 notices were sent to the North Valley Yokuts Tribe on February 22, 2019 with the project description. The Torres Martinez Desert Cahuilla Tribe sent a letter to the City of Turlock on April 19, 2017 formally asking the City to remove them from future project notifications. The City of Turlock has not received comments from the North Valley Yokuts Tribe.				
Sources: Turlock General Plan, Conservation Element, 2012; City of Turlock General Plan EIR, 2012; Cultural Resources Records Search, 2008				
Mitigation:				
None				



CITY OF TURLOCK INITIAL STUDY CHECKLIST

	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
19. Utilities and Service Systems – Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities the construction or relocation of which could cause significant environmental effects?			X	
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			X	
c) Result in a determination by the wastewater treatment provider which services or may serve the project determined that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?			X	
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?			X	
Response: a) The multi-tenant commercial/retail project is proposed as an infill project on an existing 1.4-acre property. The project site has access to existing infrastructure including water, wastewater and storm water drainage facilities. The proposed project will not exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board. Sewer, or wastewater, systems are currently available to the site. The type of wastewater anticipated by the project is readily handled by the current waste water system. The proposed project will not result in the need to construct a new water or wastewater treatment facility. The existing water and wastewater facilities which serve the City of Turlock are sufficient to serve this use. The project site has access to existing electric power, natural gas, and telecommunications and will not require or result in the construction of new or expanded facilities.				



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b) and c) The project site is within the boundaries of the City of Turlock's Storm Water Master Plan and Urban Water Management Plan. The project is consistent with the General Plan land use and growth assumptions that were used to update the City's Urban Water Management Plan. The multi-tenant commercial/retail project is an infill project proposed on a 1.4-acre property. The owner or successor in interest will be required to provide on-site infrastructure as determined necessary by the City Engineer. No additional improvements are needed to either sewer lines or treatment facilities to serve the proposed project, as the project will connect to existing lines. A standard condition of development in the City of Turlock is the payment of the adopted water connection fees which reflect the pro rata share of any necessary improvement to the existing City water system for each new water user.

The owner, or successor in interest, must pay standard connection fees to address their proportional impact to the water system. Implementation of BMPs will reduce pollutants in stormwater and urban runoff from the project site. Impacts from the proposed commercial/retail development will be less than significant and no mitigation beyond compliance with existing laws is required. The development is consistent with what has been anticipated in the General Plan and planned for in the Storm Water Master Plan and will not require the construction of new facilities or expansion of existing storm drainage facilities.

d) and e) Solid waste will be of a domestic nature and will comply with all federal, State and local statutes. Upon completion of the multi-tenant commercial/retail project, the property owner(s), or successor(s) in interest shall contract with the City of Turlock's designated waste hauler, Turlock Scavenger, for solid waste disposal. Turlock Scavenger has an adopted waste diversion/recycling program which has resulted in waste diversion exceeding state-mandated California Integrated Waste Management Board timeframes under Public Resources Code 41000 et seq. The project is required to install a trash enclosure that will accommodate recycled materials. Sufficient capacity remains for the additional solid waste needs to support this project.

Sources: City of Turlock, Capital Improvement Program (CIP); City of Turlock, General Plan, 2012; City of Turlock, Water Master Plan Update, 2009; City of Turlock, Waste Water Master Plan, 1991; City of Turlock, Storm Water Master Plan, 2013; City of Turlock Urban Water Management Plan, 2015 (Adopted 2016); City of Turlock Sewer System Master Plan, 2013; Central Valley Regional Water Quality Control Board comment letter dated February 27, 2019.

Mitigation:

None

	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
20. Wildfire - If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?			X	
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?				X



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c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?				X
d) Expose people or structure to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				X
Response: a) The proposed project will not impair the implementation of an adopted emergency response evacuation plan. The project generates traffic that is consistent with the projections contained within the Turlock General Plan EIR. The General Plan EIR found that anticipated growth, and the resulting traffic levels, would not impede emergency evacuation routes or otherwise prevent public safety agencies from responding in an emergency.				
b), c), and d) There are no wildlands or steep slopes in the City of Turlock, making the risk of wildland fire low; likewise, the Turlock General Plan notes the city topography as flat urbanized or agricultural land with a low fire risk. The California Department of Forestry and Fire Protection's Fire and Resource Assessment Program (FRAP) designates the City of Turlock as a Low Risk Area (LRA). There are no rivers, lakes or streams located within the City of Turlock that would expose people of structures to significant risks of flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes.				
Sources: City of Turlock, Emergency Operation Plan, 2017; Local Hazard Mitigation Plan, 2010-2015; Stanislaus County Multi-Jurisdictional Hazard Mitigation Plan, updated 2016 City of Turlock, General Plan, Safety Element, 2012;				
Mitigation: None				
	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Imp act
21. Mandatory Findings of Significance				
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?			X	
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of the past projects, the effects of other current projects, and the effects of probable future projects)?			X	
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	

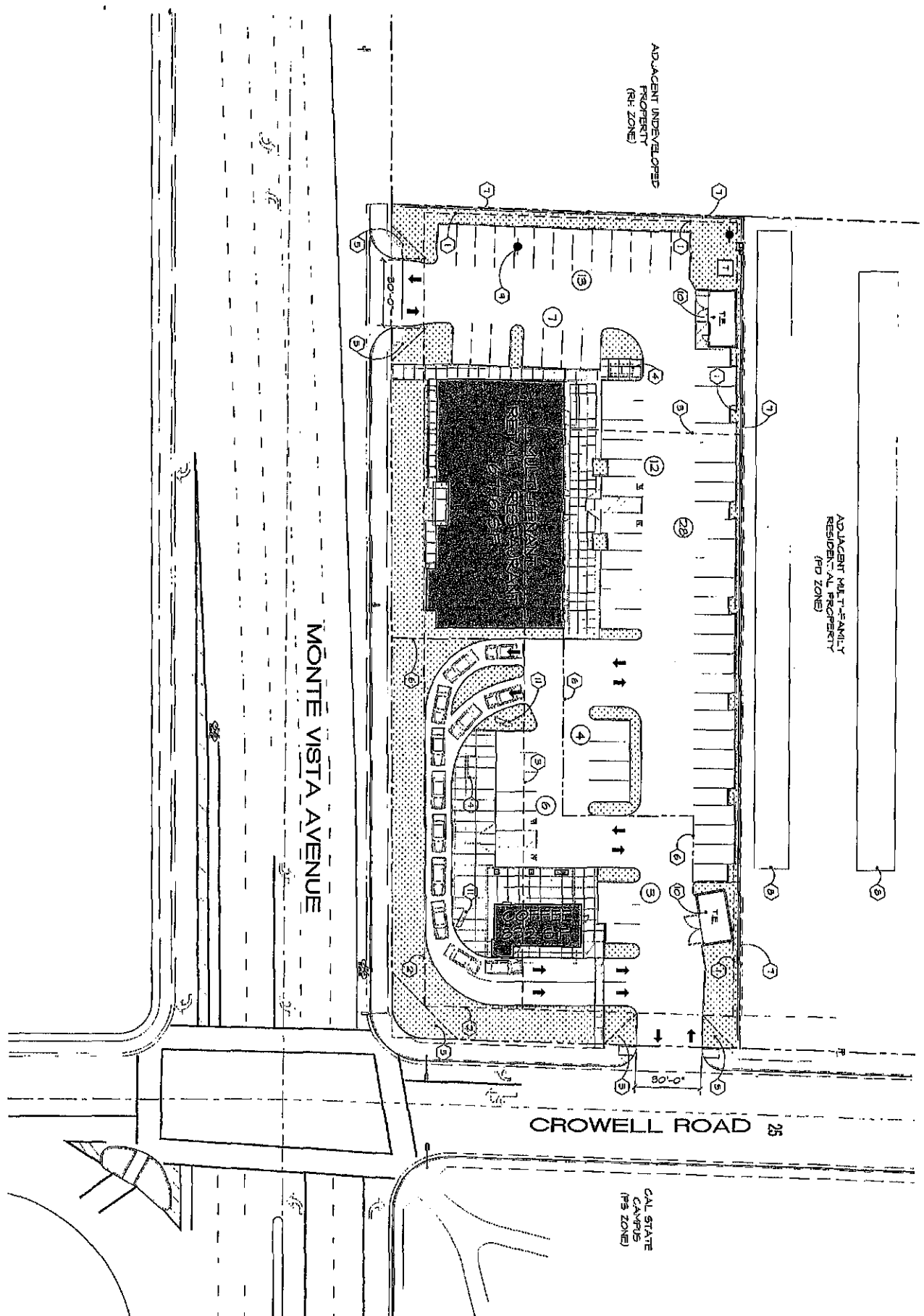


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The proposed multi-tenant commercial/retail project is an infill project within the City surrounded by residential and commercial uses. As discussed in Section 1, no scenic vistas, scenic resources, or the visual character of the area will be substantially impacted and the project will not result in excessive light or glare. The project site is located within an urbanized area and surrounded by urban uses. No evidence of significant historic or cultural resources were identified on or near the project site. As a result of many years of agricultural production virtually all of the land in the General Plan area has been altered. The commercial/retail project is proposed on a 1.4-acre property that was previously developed with a 2,900 square foot single family home constructed in 1957. The project site is not known to have any association with an important example of California's history or prehistory. Construction-phase procedures will be implemented in the event an archaeological or cultural resource is discovered consistent with the Mitigation Measures contained in Sections 4. As discussed in Section 4, there are no rivers, lakes or streams located within the City of Turlock; therefore, the project would have no impact on riparian habitats or species.

The context for assessing air quality impacts is the immediate project vicinity with respects to emissions generated by the construction and operation of the proposed project. The environmental analysis provided in Section 3 concludes that operational and construction emissions would not exceed the air quality thresholds established by the San Joaquin Valley Air Pollution Control District (SJVAPCD). Furthermore, Mitigation Measures identified in Sections 3 & 8 would reduce potential impacts to less-than-significant levels.

Mitigation measures for any potentially significant project-level impacts have been included in this document and will reduce the impacts to less-than-significant levels. Based on the analysis above, the City finds that impacts related to environmental effects that could cause adverse effects on human beings would be less than significant.



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