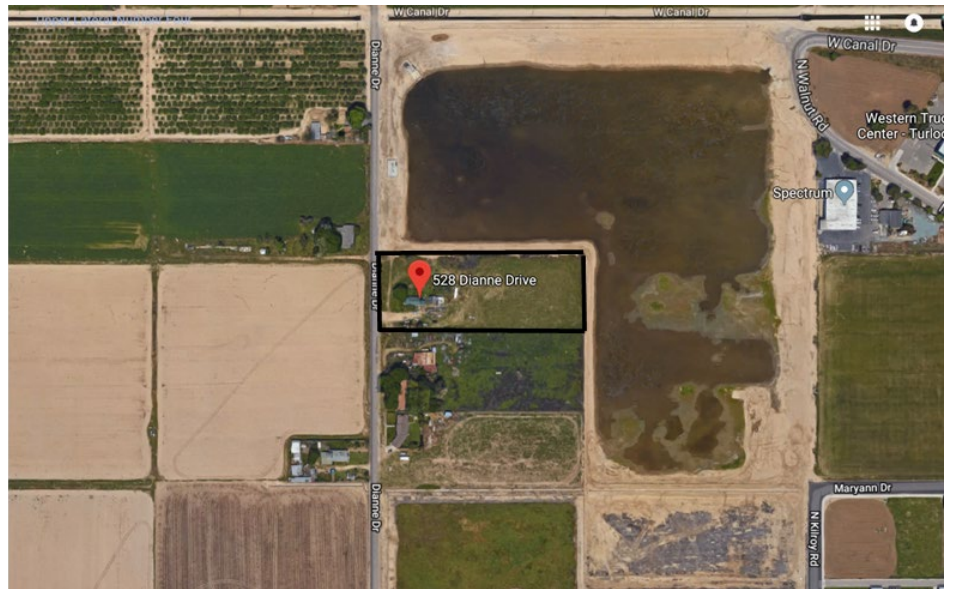




CITY OF TURLOCK INITIAL STUDY CHECKLIST

- 1) Project Title:** MINOR DISCRETIONARY PERMIT 2018-15
SCH#2018122056
- 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:** 528 Dianne Drive (Stanislaus County APN: 089-013-002)
- 5) Project Sponsor's Name and Address:** Raymond Sequeira, Jr.
22160 Williams Avenue
Hilmar, CA 95324
- 6) General Plan Designation:** Business Park (BP)
- 7) Zoning:** Industrial Business Park (IBP)
- 8) Description of the Project:**

The applicant is proposing to construct a self-storage facility on a 3.28-acre vacant parcel located at 528 Dianne Drive (Stanislaus APN 089-013-002). A total of 429 self-storage units are proposed totaling approximately 57,980 square feet of building area. Associated on- and off-site improvements include a 576 square foot office, wall signs, on-site parking, security lighting, fencing, paving, landscaping, and a storm drain basin constructed at the rear of the property, and frontage improvements. The developer anticipates constructing the project in three phases with an estimated project completion date of 2021:



Phase 1: Construction of the office, signage, on-site parking, paved drive-aisles, on-site storm water retention, frontage improvements, perimeter fencing, landscaping, and 149 storage units ranging in size from a 5' x 10' unit to a 10' x 25' unit.

Phase 2: Construction of 115 storage units ranging in size from a 5' x 10' unit to a 10'x25' unit and paved drive aisles.



CITY OF TURLOCK INITIAL STUDY CHECKLIST

Phase 3: Construction of 165 storage units ranging in size from a 5' x 10' unit to a 10' x 25' unit and paved drive aisles.

The office will be used to provide new and/or existing clients with customer service and to store items needed to maintain the facility and grounds. The hours of operation for the office will be 9:00 a.m. to 6:00 p.m., 7 days a week. The storage grounds will be gated; however, customers will be able to access the property 24-hours a day with a designated gate code. No onsite caretaker unit has been proposed at this time.

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

The properties to the west (across Dianne Drive) and south are zoned and identified in the Turlock General Plan for Industrial Business Park (IBP) uses; however, these properties are currently in agricultural production. The City of Turlock's storm drain basin is to the north and east.

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, etc.?

The Yokuts tribe was contacted in writing on November 14, 2018 with the project description as part of the Early Public Consultation process. Consultation has not been requested by the Yokuts tribes for this project.

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]

a) 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, Waster 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, 2010 (Adopted 2011)
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)
Westside Industrial Specific Plan (WISP) (Turlock City Council Resolution No. 2006-259) (November 14, 2006, Amended June 12, 2007, Second Amendment November 28, 2017)
Westside Industrial Specific Plan MEIR (WISP MEIR) (Turlock City Council Resolution No. 2006-259) (November 14, 2006)
Westside Industrial Specific Plan MEIR Addendum (WISP EIR Addendum) (Turlock City Council Resolution No. 2007-148) (July 12, 2007; September 2017)



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- b) 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 and the Westside Industrial Specific Plan (WISP) MEIR & Addendum, development in the project area would result in significant, and unavoidable, impacts in the areas of transportation/traffic, 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 and the WISP 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 the WISP EIR and Addendum, and they would not be different from cumulative effects anticipated by the Turlock General Plan EIR and WISP EIR and Addendum. Potential secondary environmental impacts from the project will be of equal or lesser severity than those identified in the General Plan EIR and WISP EIR and Addendum. Therefore, mitigation measures identified in the General Plan EIR and the WISP EIR and Addendum, 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.

- c) 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, the WISP MEIR and Addendum 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. However, these impacts would result in a less than significant impact on the environment by incorporating appropriate mitigation measures.

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



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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:

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 and the WISP MEIR and Addendum.
2. All feasible mitigation measures developed in the General Plan EIR and WISP EIR and Addendum 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 or WISP EIR and Addendum, 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 and WISP EIR and Addendum 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.

Pursuant to Section 15164 of the California Environmental Quality Act Guidelines the lead agency prepared an addendum to a previously certified Environmental Impact Report if some changes or additions to the project are necessary but none of the conditions described in Section 15162 have occurred.

7. Pursuant to Public Resources Code Section 21157.6(a), having reviewed the General Plan EIR and Westside Industrial Specific Plan MEIR, 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 and WISP MEIR were 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 and WISP MEIR were certified.
8. Whereas, on September, 2017, the City of Turlock adopted minor changes, deletions, and additions to the project described in the Final Master Environmental Impact Report for the Westside Industrial Specific Plan and certified an Addendum to the Final EIR demonstrating that the preparation of a Subsequent Environmental Impact Report (EIR) was not required, pursuant to Section 15162 of the California Environmental Quality Act, because none of the following findings could be made:
 - (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;



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(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows any of the following:

(A) The project will have one or more significant effects not discussed in the previous EIR;

(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

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. 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, Associate Planner

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



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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.
- 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.



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	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 General Plan recognizes the relatively flat topography of Turlock results in few scenic vistas and notes that brief panoramic views of surrounding farmland are visible from highway overpasses on the City’s boundary and at its agricultural edge. There are no scenic vistas located within the project area. The project would convert undeveloped property designated for industrial business park (IBP) development to urban uses, impacting the existing visual character or quality of the vacant site. However, this is considered a less than significant impact as the magnitude of this impact is no greater than the anticipated urban development for the area under the Turlock General Plan. Pursuant to CEQA §15162, the project will not create any adverse aesthetic impacts that warrant additional environmental documentation over and above the impacts addressed in the Turlock Area General Plan MEA/EIR and the Westside Industrial Specific Plan (WISP) Master Environmental Impact Report (MEIR) and Addendum. (General Plan EIR pg. 3.7-1, 3.7-7, 3.7-9, WISP pgs. 3.1, 3.4)</p>				
<p>b) There are no scenic or historic resources on the project site. The property is currently undeveloped and has no trees, or other distinctive natural or historic resources. 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. (General Plan EIR pr. 3.7-1, WISP EIR pgs. 3-1 through 3-5)</p>				
<p>c) The project site is currently vacant; however, many of the surrounding properties remain in active agricultural production, including row crops and orchards. The WISP notes that the existing visual character of agricultural fields and orchards will be replaced with urban development, including business, industrial, and commercial uses that will be different in character from current agricultural uses. The WISP requires landscaping and architectural standards for many uses in the commercial and industrial use areas. These standards will result in attractively landscaped streets, building sites and buildings. These standards and policies contained in the Turlock General Plan and WISP specifically improve the visual character throughout the city and are designed to minimize any negative impacts on visual character from proposed projects. The project will not conflict with the applicable zoning designation or other regulations regarding scenic quality. (TMC §9-2-122, Design Guidelines pgs. 27-31, WISP pgs. 4-35 through 4-47, WISP EIR pg.3-4)</p>				



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d) The WISP recognizes that proposed development in the agricultural open space areas will constitute new sources of light and glare. The development of the project area will produce additional light and glare from required on-site security lighting. Given that the areas proposed for new development in the WISP area are contiguous with existing development, some nighttime light and glare already exist in the area. The impact of light and glare from the proposed project can be minimized by incorporating design features and operating requirements that limit light and glare on-site. (*General Plan EIR pg. 3.7-11, WISP pgs. 4-35 through 4-47, WISP EIR pgs. 3-4 through 3-5*)

Sources: *City of Turlock, General Plan and MEIR, 2012; City Design Element, 2012; City of Turlock, Standard Specifications, Section 18; City of Turlock Beautification Master Plan, 2003; Westside Industrial Specific Plan (WISP) (Turlock City Council Resolution No. 2006-259) (November 14, 2006, Amended June 12, 2007, Second Amendment November 28, 2017); Westside Industrial Specific Plan MEIR (WISP MEIR) (Turlock City Council Resolution No. 2006-259) (November 14, 2006); Westside Industrial Specific Plan MEIR Addendum (WISP EIR Addendum) (Turlock City Council Resolution No. 2007-148) (July 12, 2007 and September 2017)*

Mitigation:

1. AV-2.1 All lighting fixtures must be shielded to confine light spread within the site boundaries.
2. AV-2.2 Building illumination and architectural lighting shall be indirect. Floodlights are prohibited.
3. AV-2.3 Light standards for parking areas shall not exceed thirty (30') feet in height.
4. AV-2.4 Security lighting fixtures shall not project above the fascia or roofline of the building and are to be shielded. The shields shall be painted to match the surface to which they are attached.
5. AV-2.5 Provide minimal street lighting to meet safety standards and provide direction.
6. AV-2.6 Lights shall be placed to direct and control glare. Obtrusive light, light trespass, and poorly directed up-lighting shall not be permitted.
7. AV-2.7 Lighting sources shall be thoughtfully located and shall have cut-off lenses to avoid light spillage and glare on adjacent properties.
8. AV-2.8 Provide directional shielding for street and parking lot lighting.
9. AV-2.9 Automatic shutoff or motion sensors shall be used for lighting to be used intermittently or for safety purposes.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
<p>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:</p>				



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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. Some properties in the project area remain in agricultural production. The WISP allows agricultural activity to continue on lands designated for urban use, until urban development is imminent. The project site is currently undeveloped with no agricultural uses on the property, therefore the project will not be converting prime farmland, unique farmland, or farmland of statewide importance. (WISP pg. 3-3, WISP EIR pgs. 4-11 through 4-13)				
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. (General Plan pg. 7-10, General Plan EIR pg. 3.1-3, WISP EIR pg. 4-12)				
c), d) The project site is located within the City of Turlock in an area designated for urban uses and development. There are no forest lands or timberlands within the City of Turlock.				
e) The site is currently designated for industrial business park uses. The properties to the west and south are zoned for industrial business park uses; however are currently in agricultural production with “ranchettes” on-site. To the east is the City of Turlock’s storm drain basin. Development of the site will not involve changes in the existing environment which will result in conversion of farmland or forest land. (WISP pg. 3-3, WISP EIR pgs. 4-11 through 4-13)				



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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; Westside Industrial Specific Plan (WISP) (Turlock City Council Resolution No. 2006-259) (November 14, 2006, Amended June 12, 2007, Second Amendment November 28, 2017); Westside Industrial Specific Plan MEIR (WISP MEIR) (Turlock City Council Resolution No. 2006-259) (November 14, 2006); Westside Industrial Specific Plan MEIR Addendum (WISP EIR Addendum) (Turlock City Council Resolution No. 2007-148) (July 12, 2007 and September 2017)

Mitigation:

1. AG-1.1 Agricultural activity will be allowed to continue as a permitted by right use on lands designated for urban use.
2. AG-3.3 Right-to-farm disclosure notices shall be recorded on the title of all new development in the WISP.
3. AG-3.4 The property shall be graded so that finished grading elevations are at least six (6) inches higher than irrigated ground. A protective berm shall be installed to prevent irrigation water from reaching non-irrigated properties. Stub-end streets adjoining irrigated ground must have a berm installed at least 12-inches above the finished grade of the irrigated area.

	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 and 2015 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.

Based on the CalEEMod 2016.3.2 air quality impact analysis run on April 29, 2019, the project is located in an urbanized area surrounded by industrial, commercial, and residential uses in Climate Zone 3, wind speeds 2.7 m/s, and 45 days precipitation frequency. When the construction emissions and operational emissions were calculated in the CalEEMOD



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2016.3.2 models, 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), NO_x (10 tpy), PM₁₀ (15 tpy) & PM_{2.5} (15 tpy) emissions. The construction emissions and operational emissions calculated in the CalEEMOD 2016.3.2 models, will not exceed 5 tons per year for each of the established thresholds for ROG, NO_x, PM₁₀ & PM_{2.5}.

Overall Construction Emissions

CalEEMOD 2016.3.2: ROG 0.5519 tpy, NO_x 1.9803 tpy, CO 1.5457 tpy SO_x 2.9900e-003 tpy, PM₁₀ 0.2241 tpy and PM_{2.5} 0.1507 tpy.

Overall Operational Emissions

CalEEMOD 2016.3.2: ROG 0.2801 tpy, NO_x 1.000e-005 tpy, CO 1.3200e-003 tpy SO_x 0.00 tpy, PM₁₀ 0.00 tpy and PM_{2.5} 0.00 tpy.

In addition, the letter received from the San Joaquin Valley Air Pollution Control District, dated November 20, 2018, stated that based on the information provided to the District, project specific annual emissions of criteria pollutants are not expected to exceed any of the following District significance thresholds: 100 tons per year of carbon monoxide (CO), 10 tons per year of oxides of nitrogen (NO_x), 10 tons per year of reactive organic gases (ROG), 27 tons per year of oxides of sulfur (SO_x), 15 tons per year of particulate matter of 10 microns or less in size (PM₁₀), or 15 tons per year of particulate matter of 2.5 microns or less in size (PM_{2.5}). Therefore, the District concluded that the Project would have a less than significant impact on air quality when compared to the above-listed annual criteria pollutant emissions significance thresholds.

The District added that based on the information provided, the proposed Project would equal or exceed 2,000 square feet of commercial space. Therefore, the District concluded that the proposed Project is subject to District Rule 9510 (Indirect Source Review). District Rule 9510 is intended to mitigate a project's impact on air quality through project design elements or by payment of applicable off-site mitigation fees.

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

The project site is zoned Industrial Business Park (IBP). Table 9 of the CFF Nexus study shows 2.66 trips per 1,000 square feet of building area were anticipated in the Industrial Zoning District. A FAR of .50 was used to anticipate the square footage of development for vacant land in the Industrial Zoning district. The .50 FAR applied to this property would result in approximately 285,754 square feet of building area anticipated in the General Plan for this site. At the anticipated 2.66 trips per 1,000 square feet of building area used in the General Plan, this area was expected to generate approximately 760 daily trips. The self-storage project anticipates operating approximately 57,980 square feet of building area. The Institute of Transportation Engineers (ITE) Trip Generation estimates the number of vehicle trips generated by a proposed development. Using ITE's Land Use: 151 Mini-Warehouse, described as "self-storage facilities", it is anticipated that the proposed project will generate 88 average vehicle trips (AVT) during the week; 113 AVT on Saturday; and 110 AVT on Sunday. This is below the number of trips anticipated for the site as part of the General Plan.

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*



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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 self-storage facility 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. Additionally, the self-storage facility does not fall into the CARB category of a major source of TACs, and therefore would not expose sensitive receptors 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. It is estimated that the self-storage facility would generate 88 AVT; however, the project is not expected to attract 100 or more heavy diesel semi-trucks to the area. As such the proposed self-storage facility would not generate a substantial amount of DPM per the CARB handbook. Based on the consideration above the self-storage project would not cause sensitive receptors to be exposed to substantial pollutant concentrations.

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 General Plan EIR found that there would be significant and unavoidable air quality impacts even with implementation of these measures. A Statement of Overriding Considerations has been adopted as part of that process.

Furthermore, 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. Additionally, 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. (*General Plan pgs. 8-1 through 8-37, CARB Handbook pgs. 1-7*)

- d) The self-storage facility is an infill project proposed to be constructed on a vacant 3.28-acre parcel zoned for Industrial Business Park use. Located in an area by a mix of commercial/light industrial and agricultural uses. The San Joaquin Valley Air Pollution Control District’s letter dated November 20, 2018 concluded that the Project specific annual emissions of criteria pollutants are not expected to exceed any of the District significance thresholds. The District concluded that the project would have a less than significant impact on air quality when compared to the listed annual criteria pollutant emissions significance thresholds. The self-storage 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 are anticipated to be of a less-than-significant impact. (*General Plan EIR pg. 3.4-41, WISP EIR pgs. 1-15 through 1-20*)



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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); 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); SJVUAPCD (June 2005) Air Quality Guidelines for General Plans; Westside Industrial Specific Plan (WISP) (Turlock City Council Resolution No. 2006-259) (November 14, 2006, Amended June 12, 2007, Second Amendment November 28, 2017); Westside Industrial Specific Plan MEIR (WISP MEIR) (Turlock City Council Resolution No. 2006-259) (November 14, 2006); Westside Industrial Specific Plan MEIR Addendum (WISP EIR Addendum) (Turlock City Council Resolution No. 2007-148) (July 12, 2007 and September 2017); MDP 2018-15 (Raymond Sequeira – self storage facility) CalEEMod Air Quality Analysis report dated April 29, 2019 available upon request; San Joaquin Valley Air Pollution Control District comment letter dated November 20, 2018; ITE Trip Generation Manual 10th Edition, Volume 2.*



CITY OF TURLOCK INITIAL STUDY CHECKLIST

Mitigation:

1. WISP 6.8-a, 6.8-e 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. AQ-2.13 Where feasible, plant deciduous trees on the east and west facing side of the buildings.
3. WISP 6.8-a, AQ-2.15 Comply with the SJVAPCD Compliance Assistance Bulletin for Fugitive Dust Control.
4. AQ-2.16 Construction activity plans shall include and/or provide for a dust management plan to prevent fugitive dust from leaving the property boundaries and causing a public nuisance or a violation of an ambient air standard.
5. AQ-2.18 Soils stabilization is required at all construction sites after normal working hours and on weekends and holidays, as well as on inactive construction areas during phased construction. Methods include short-term water spraying, and long-term dust suppressants and vegetative cover.
6. AQ-2.20 Diesel engines shall be shut off while not in use to reduce emissions from idling. Minimize idling time of all other equipment to 10 minutes maximum.
7. AQ-2.21 Sandbags, or other erosion control measures, shall be installed to prevent silt runoff to public roadways from construction sites with a slope greater than one percent (1%).
8. AQ-2.22 Wheels on all trucks and other equipment shall be washed prior to leaving the construction site.
9. AQ-2.23 Wind breaks shall be installed at windward sides of construction areas.
10. AQ-2.24 Excavation and grading activities shall be suspended when winds exceed 20 mph.
11. AQ-2.25 Limit areas subject to excavation, grading and other construction activities to the minimum required at any one time.
12. AQ-2.26 Limit and expeditiously remove the accumulation of mud or dirt from adjacent public streets at least once every 24 hours.
13. AQ-2.27 Use alternative fuel construction equipment, where feasible.
14. AQ-2.28 Construction activities shall be curtailed during periods of high ambient pollutant concentrations.
15. TMC§9-2-211 Bike racks shall be installed to encourage alternative modes of transportation.



CITY OF TURLOCK INITIAL STUDY CHECKLIST

	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



CITY OF TURLOCK INITIAL STUDY CHECKLIST

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 self-storage facility is proposed on a vacant 3.28-acre parcel zoned for Industrial Business Park (IBP) use. Surrounding properties are under agricultural production and/or urban use. 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 been actively cleared for 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. The proposed project site is vacant and there are no trees on the property that offer nesting habitat for Swainson's Hawk. 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 proximity to urban development, the property has little habitat value for these species. Mitigation measures identified in the General Plan EIR and the WISP EIR, 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. (*General Plan EIR pgs. 3.9-1 through 3.9-14, WISP EIR pgs. 1-21 through 1-22*)

b) There are no rivers, lakes or streams located within the City of Turlock. There are no riparian habitats or other sensitive natural communities within the WISP area. 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. (*General Plan EIR pg. 3.9-13, WISP EIR pgs. 1-21 through 1-22*)

c) The General Plan EIR and WISP EIR identifies the federally protected wetlands located within the City of Turlock and the surrounding Study Area. These areas are not identified on the subject property. (*General Plan EIR pg. 3.9-13, WISP EIR pgs. 1-21 through 1-22*)

d) The project is located within the City of Turlock. 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 and WISP identify 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. (*General Plan EIR pg. 3.9-13, WISP EIR pgs. 1-21 through 1-22*)

e) There are no trees or other natural features on the property that offer habitat opportunities except the land itself which could potentially offer foraging habitat for Swainson's Hawk. The land has been vacant and kept clear for a number of years. See "a" above for mitigation measures.



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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. (*General Plan EIR pg. 3.9-14, WISP EIR pgs. 1-21 through 1-22*)

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; Westside Industrial Specific Plan (WISP) (Turlock City Council Resolution No. 2006-259) (November 14, 2006, Amended June 12, 2007, Second Amendment November 28, 2017); Westside Industrial Specific Plan MEIR (WISP MEIR) (Turlock City Council Resolution No. 2006-259) (November 14, 2006); Westside Industrial Specific Plan MEIR Addendum (WISP EIR Addendum) (Turlock City Council Resolution No. 2007-148) (July 12, 2007 and September 2017); US Fish and Wildlife Service – Recovery Plan for Upland Species of the San Joaquin Valley, 1998*

Mitigation:

1. GP Policy 7.4-e, 7.4-f, B-1.1 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 Policy, B.1-1 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 Policy 7.4-e, 7.4-f; B-1.1 (WISP MEIR) 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 Policy 7.4-e, 7.4-f; B-1.2, B-4.1 (WISP MEIR) The project proponent shall satisfy applicable U.S. Endangered Species Act (ESA), California Endangered Species Act (CESA), National Environmental Policy Act (NEPA), California Environmental Quality Act (CEQA), and other applicable local, state, and federal laws and regulation provisions through consultations with the Permitting Agencies and local planning agencies, and incorporation of appropriate mitigation measures.



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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><u>Response:</u></p> <p>a) The proposed self-storage facility is an infill project proposed to be constructed on a vacant 3.28-acre parcel zoned for Industrial Business Park uses. 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 has conducted a Cultural Survey as part of the preparation of the update to the present Turlock General Plan and the MEIR for the Westside Industrial Specific Plan. The Central California Information Center, California Historical Resources Information Center System at CSUS, conducted a records search for the WISP MEIR cultural resources study. No previously recorded Native American archeological resources were found within the WISP Study Area. The City of Turlock consulted with California Native American tribes as required under SB 18 when developing the General Plan EIR. The only site of historic significance within the WISP area is a segment of the Tidewater Southern Railroad south of West Main, approximately ¾ mile south of the project site. The closest historic resource identified in the General Plan EIR is located approximately 1-mile away.</p> <p>The Yokuts tribe was contacted in writing on November 14, 2018 with the project description as part of the Early Public Consultation EIR process. Consultation has not been requested by the Yokuts tribes for this project. (General Plan EIR pgs. 3.8-4, 3.8-5, 3.8-12, 3.8-13, WISP EIR pgs. 1-23 through 1-24)</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 proposed self-storage facility is an infill project proposed to be constructed on a vacant 3.28-acre parcel zoned for Industrial Business Park use. 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 approximately 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. There are no known sites of unique prehistoric or ethnic cultural value. Mitigation measures have been added in the event anything is discovered during construction. (General Plan EIR pgs. 3.8-4, 3.8-5, 3.8-12, 3.8-13, WISP EIR pgs. 1-23 through 1-24)</p>				



CITY OF TURLOCK INITIAL STUDY CHECKLIST

Sources: *Turlock General Plan, Conservation Element, 2012; City of Turlock General Plan EIR, 2012; Westside Industrial Specific Plan (WISP) (Turlock City Council Resolution No. 2006-259) (November 14, 2006, Amended June 12, 2007, Second Amendment November 28, 2017); Westside Industrial Specific Plan MEIR (WISP MEIR) (Turlock City Council Resolution No. 2006-259) (November 14, 2006); Westside Industrial Specific Plan MEIR Addendum (WISP EIR Addendum) (Turlock City Council Resolution No. 2007-148) (July 12, 2007 and September 2017); Cultural Resources Records Search, 2008*

Mitigation:

1. C-1.1 The one previously recorded historic site within the WISP Study Area, a segment of the Tidewater Southern Railway, shall be protected in compliance with State guidelines listed above in Section 7.3.2. Protection measures may include, but are not limited to: planning construction to avoid the resource; incorporation of the site within parks or other open space; or deeding the site into a permanent conservation easement.
2. GP Policy 7.5a, 7.5c; C-1.2, C-1.3 In accordance with State Law, if potentially significant cultural, archaeological, or Native American resources are discovered during construction, work shall halt in that area until a qualified archaeologist can assess the significance of the find, and, if necessary develop appropriate treatment measures in consultation with Stanislaus County, Native American tribes, and other appropriate agencies and interested parties.
3. C-2.1 If previously unrecorded archaeological resources, as defined by State Law are discovered, construction activities shall be suspended and a qualified archaeologist and a culturally affiliated Native American shall be called to evaluate the find and to recommend proper action.
4. GP Policy 7.5a, 7.5c; C-3.1 If human remains are discovered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the county coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the coroner determines that no investigation of the cause of death is required and if the remains are of Native American origin, the coroner will notify the Native American Heritage Commission, which in turn will inform a most likely descendant. The descendant will then recommend to the landowner appropriate disposition of the remains and any grave goods.

	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		



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Response:

a) and b) The self-storage project is proposed on a 3.38-acre undeveloped property surrounded by commercial/light industrial and agricultural uses. The project site is easily accessed by the existing roadway infrastructure. The new self-storage facility 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. (General Plan EIR pgs.3.5-16; WISP EIR pg. 1-17)

Sources: Turlock General Plan, Conservation Element, Air Quality & Greenhouse Gases Element, 2012; City of Turlock General Plan EIR, 2012; Westside Industrial Specific Plan (WISP) (Turlock City Council Resolution No. 2006-259) (November 14, 2006, Amended June 12, 2007, Second Amendment November 28, 2017); Westside Industrial Specific Plan MEIR (WISP MEIR) (Turlock City Council Resolution No. 2006-259) (November 14, 2006); Westside Industrial Specific Plan MEIR Addendum (WISP EIR Addendum) (Turlock City Council Resolution No. 2007-148) (July 12, 2007 and September 2017); California Building Standards Code; San Joaquin Valley Air Pollution Control District

Mitigation:

1. WISP RP-22, AQ-2.12 Employ energy efficient design, including automated control systems for heating/air conditioning and energy efficiency beyond Title 24 requirements, lighting controls and energy-efficient lighting in buildings, increased insulation beyond Title 24 requirements, and light colored roof material to reflect heat.
2. WISP RT-23, AQ-2.13 Plant deciduous trees on the south- and west-facing sides of buildings where feasible.
3. WISP RT-24, AQ-2.14 Use low nitrogen oxide (NO_x) emitting and/or high efficiency water heaters.
4. The applicant shall comply with all applicable San Joaquin Valley Air Pollution Control District rules and regulations.
5. The project shall comply with the California Green Building Code Standards (CBC), requirements regulating energy efficiency.

	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:				
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		



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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 18-1-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:

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 earthquakes originating outside of the area. 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. There are no known active surface fault ruptures located within or adjacent to the WISP area. 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. (General Plan pgs. 10-9 through 10-14, General Plan EIR pgs. 3.10-13 through 3.10-16, WISP EIR pgs. 1-25 through 1-26)**

b) and c) **The General Plan EIR notes that because the City of Turlock is relatively flat and has no natural waterways, the risk of soil erosion due to water is relatively low. 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. Furthermore, future 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. Compliance with existing policies and programs will reduce this impact to less than significant levels. (General Plan pgs. 10-9 through 10-14, General Plan EIR pgs. 3.10-13 through 3.10-16, WISP EIR pgs. 1-25 through 1-26)**



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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. (*General Plan pgs. 10-9 through 10-14, General Plan EIR pgs. 3.10-13 through 3.10-16, WISP EIR pgs. 1-25 through 1-26*)

e) Development within the project area 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 self-storage facility is an infill project proposed to be constructed on an undeveloped 3.28-acre parcel zoned for Industrial Business Park use and located in an area surrounded by a mix of commercial/light industrial and agricultural 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; Westside Industrial Specific Plan (WISP) (Turlock City Council Resolution No. 2006-259) (November 14, 2006, Amended June 12, 2007, Second Amendment November 28, 2017); Westside Industrial Specific Plan MEIR (WISP MEIR) (Turlock City Council Resolution No. 2006-259) (November 14, 2006); Westside Industrial Specific Plan MEIR Addendum (WISP EIR Addendum) (Turlock City Council Resolution No. 2007-148) (July 12, 2007 and September 2017)*

Mitigation:

1. GP Policy 10.2-a, 10.2-b; GSS-2.1 (WISP MEIR) 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 Policy 10.2-a, 10.2-b; GSS-2.2 (WISP MEIR) 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 Policy 10.2-1, 10.2-b, 10.2-h, 7.2m; GSS-3.1, GSS-3.2, GSS-3.3, GSS-4.1 (WISP MEIR) The project shall comply with the California Building Code (CBC), requirements regulating grading activities including drainage and erosion control.
4. GP Policy 10.2-h; GSS-3.1, GSS-3.2, GSS-3.3, GSS-4.1 (WISP MEIR) 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 Policy 10.2-a, 10.2-b, 10.2-g; GSS-3.1, GSS-3.2, GSS-3.3, GSS-4.1 (WISP MEIR) The project shall comply with the California Building Code (CBC) requirements for specific site development and construction standards for specified soils types.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
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8. Greenhouse Gas Emissions - Would the project:



CITY OF TURLOCK INITIAL STUDY CHECKLIST

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	

Response:

a), b) The proposed self-storage facility is an infill project proposed to be constructed on a vacant 3.28-acre parcel zoned for Industrial Business Park use.

Based on the CalEEMod 2016.3.2 air quality impact analysis run on April 29, 2019, the project is located in an urbanized area surrounded by industrial, commercial, and residential uses in Climate Zone 3, wind speeds 2.7 m/s, and 45 days precipitation frequency. When the construction emissions and operational emissions were calculated in the CalEEMOD 2016.3.2 models, 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 models, 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 0.5519 tpy, NOx 1.9803 tpy, CO 1.5457 tpy SOx 2.9900e-003 tpy, PM₁₀ 0.2241 tpy and PM_{2.5} 0.1507 tpy.

Overall Operational Emissions

CalEEMOD 2016.3.2: ROG 0.2801 tpy, NOx 1.000e- 005 tpy, CO 1.3200e- 003 tpy SOx 0.00 tpy, PM₁₀ 0.00 tpy and PM_{2.5} 0.00 tpy.

The San Joaquin Valley Air Pollution Control District’s submitted a letter dated November 20, 2018 concluded that the Project specific annual emissions of criteria pollutants are not expected to exceed any of the District significance thresholds. The District concluded that the project would have a less than significant impact on air quality when compared to the listed annual criteria pollutant emissions significance thresholds.

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

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; Westside Industrial Specific Plan (WISP) (Turlock City Council Resolution No. 2006-259) (November 14, 2006, Amended June 12, 2007, Second Amendment November 28, 2017); Westside Industrial Specific Plan MEIR (WISP MEIR) (Turlock City Council Resolution No. 2006-259) (November 14, 2006); Westside Industrial Specific Plan MEIR Addendum (WISP EIR Addendum) (Turlock City Council Resolution No. 2007-148) (July 12, 2007 and September 2017); San Joaquin Valley Air Pollution Control District comment letter dated November 20, 2018; MDP 2018-15 Raymond Sequeira self-storage facility CalEEMod Air Quality Analysis report dated April 29, 2019 available upon request.*



CITY OF TURLOCK INITIAL STUDY CHECKLIST

Mitigation:

GP Policy 2.9-c, 6.1-h, 8.1-b, 8.1-f, 8.1-j, 8.1-l, 8.2-a, 8.2-d, 8.2-f, 8.2-m; WISP 6.8-a The applicant shall comply with all applicable San Joaquin Valley Air Pollution Control District rules and regulations.

Project Operations Emissions:

1. **AQ-2.1: Design industrial development to minimize potential community impacts adversely affecting residential and commercial areas in relation to local and regional air quality and odor, adequacy of municipal service, local traffic conditions, visual quality, and noise levels. (Westside Industrial Specific Plan Land Use Policy LU-P-10 and Turlock General Plan Policy 2.5-h)**
2. **AQ-2.2: Large projects exceeding the San Joaquin Valley Air Pollution Control District's thresholds of significance for ozone precursors (10 tons per year for reactive organic gases, ROG, and/or oxides of nitrogen (NOx) and are unable to mitigate the project's impacts to a less-than-significant impact in accordance with the District's Guide for Assessing Mitigating Air Quality Impacts (GAMAQI) shall be subject to payment into the City of Turlock's Air Quality Trust Fund. The fund is utilized to pay for projects located throughout the City that improve air quality typically by promoting alternative modes of transportation. (Westside Industrial Specific Plan Resources Policy R-P-21)**
3. **AQ-2.3: Burning of any combustible material within the Plan Area shall be strictly controlled to minimize particulate air pollution, and shall occur only on days permitted by the SJVAPCD. (Westside Industrial Specific Plan Resources Policy R-P-20)**
4. **AQ-2.4: Increase opportunities and incentives for carpooling. (Westside Industrial Specific Plan Resources Policy R-P-19)**
5. **AQ-2.5: Develop a land use plan that will help to reduce the need for trips and will facilitate the use of public transportation, walking, bicycles, carpooling, and alternative fuel vehicles. (Westside Industrial Specific Plan Resources Policy R-P-25)**
6. **AQ-2.6: Locate higher density development such as employment centers and retail along existing and proposed transit corridors. (Westside Industrial Specific Plan Resources Policy R-P-26)**
7. **AQ-2.7: Develop and maintain street systems that provide for efficient traffic flow and thereby minimize air pollution from automobile emissions. (Westside Industrial Specific Plan Resources Policy R-P-27)**
8. **AQ-2.8: Develop and maintain circulation systems that provide alternatives to the automobile for transportation, including bicycle routes, pedestrian paths, bus transit, and carpooling. (Westside Industrial Specific Plan Resources Policy R-P-28)**
9. **AQ-2.9: Reserve appropriate easements to provide for future improvements such as bus turnouts, loading areas, and shelters. (Westside Industrial Specific Plan Resources Policy R-P-29)**
10. **AQ-2.10: Maintain acceptable traffic levels of service (LOS) as specified in the General Plan Circulation Element. (Westside Industrial Specific Plan Resources Policy R-P-30)**
11. **AQ-2.11: Follow guidelines included in the California Air Resources Board (CARB) October 2000 publication, Risk Reduction Plan to Reduce Particulate Matter Emissions from Diesel-Fueled Engines and Vehicles.**

Energy Efficiency

1. **AQ-2.12: Employ energy efficient design, including automated control systems for heating/air conditioning and energy efficiency beyond Title 24 requirements, lighting controls and energy-efficient lighting in buildings, increased insulation beyond Title 24 requirements, and light colored roof material to reflect heat. (Westside Industrial Specific Plan Resources Policy R-P-22)**
13. **AQ-2.13: Plant deciduous trees on the south- and west-facing sides of buildings. (Westside Industrial Specific Plan Resources Policy R-P-23)**
14. **AQ-2.14: Use low nitrogen oxide (NOx) emitting and/or high efficiency water heaters. (Westside Industrial Specific Plan Resources Policy R-P-24)**



CITY OF TURLOCK INITIAL STUDY CHECKLIST

Project Construction Emissions

15. **AQ-2.15 Comply with the SJVAPCD Compliance Assistance Bulletin for Fugitive Dust Control at construction sites. (Westside Industrial Specific Plan Resources Policy R-P-34)**
16. **AQ-2.16 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. (Westside Industrial Specific Plan Resources Policy R-P-35)**
17. **AQ-2.17 Construction activity plans shall include and/or provide for a dust management plan to prevent fugitive dust from leaving the property boundaries and causing a public nuisance or a violation of an ambient air standard. (Westside Industrial Specific Plan Resources Policy R-P-36)**
18. **AQ-2.18 Soils stabilization is required at all construction sites after normal working hours and on weekends and holidays, as well as on inactive construction areas during phased construction. Methods include short-term water spraying, and long-term dust suppressants and vegetative cover. (Westside Industrial Specific Plan Resources Policy R-P-37)**
19. **AQ-2.19 Construction equipment shall be equipped with particulate filters and/or catalysts, or proof shall be provided as to why it is infeasible. (Westside Industrial Specific Plan Resources Policy R-P-38)**
20. **AQ-2.20 Diesel engines shall be shut off while not in use to reduce emissions from idling. Minimize idling time of all other equipment to 10 minutes maximum. (Westside Industrial Specific Plan Resources Policy R-P-39)**
21. **AQ-2.21 Sandbags, or other erosion control measures, shall be installed to prevent silt runoff to public roadways from construction sites with a slope greater than one percent (1%). (Westside Industrial Specific Plan Resources Policy R-P-40)**
22. **AQ-2.22 Wheels on all trucks and other equipment shall be washed prior to leaving the construction site. (Westside Industrial Specific Plan Resources Policy R-P-41)**
23. **AQ-2.23 Wind breaks shall be installed at windward sides of construction areas. (Westside Industrial Specific Plan Resources Policy R-P-42)**
24. **AQ-2.24 Suspend excavation and grading activities when winds exceed 20 mph. (Westside Industrial Specific Plan Resources Policy R-P-43)**
25. **AQ-2.25 Limit areas subject to excavation, grading, and other construction activities at any one time. (Westside Industrial Specific Plan Resources Policy R-P-44)**
26. **AQ-2.26 Limit and expeditiously remove the accumulation of mud or dirt from adjacent public streets at least once every 24 hours. (Westside Industrial Specific Plan Resources Policy R-P-45)**
27. **AQ-2.27 Use alternative fuel construction equipment, where feasible. (Westside Industrial Specific Plan Resources Policy R-P-46)**
28. **AQ-2.28 Construction activities shall be curtailed during periods of high ambient pollutant concentrations. This may include ceasing of construction activity during the peak-hour of vehicular traffic on adjacent roadways, including SR 99. (Westside Industrial Specific Plan Resources Policy R-P-47)**
29. **AQ-2.29 Follow guidelines included in the California Air Resources Board (CARB) October 2000 publication, Risk Reduction Plan to Reduce Particulate Matter Emissions from Diesel-Fueled Engines and Vehicles.**
30. **AQ-2.30 Construction equipment shall be equipped with catalysts/particulate traps to reduce particulate and NOx emissions. These catalysts/traps require the use of ultra-low sulfur diesel fuel (15 ppm). Currently, the California Air Resources Board (CARB) has verified a limited number of these devices for installation in several diesel engine families to reduce particulate emissions. At the time bids are made, contractors shall show that the construction equipment used is equipped with particulate filters and/or catalysts, or prove why it is infeasible.**



CITY OF TURLOCK INITIAL STUDY CHECKLIST

Toxic Exposure of Sensitive Receptors

31. AQ-4.2 Comply with the National Emission Standards for Hazardous Air Pollutants (NESHAPS) and the SJVAPCD Compliance Assistance Bulletin, Asbestos Synopsis, during renovation and/or demolition of existing buildings, specifically as it relates to asbestos. (Westside Industrial Specific Plan Resource Policy R-P-18)
32. AQ-5.1 Design industrial development to minimize potential community impacts adversely affecting residential and commercial areas in relation to local and regional air quality and odor, adequacy of municipal service, local traffic conditions, visual quality, and noise levels. (Westside Industrial Specific Plan Land Use Policy LU-P- 10)
33. AQ-5.2 Prior to entitlement of a project that may be an air pollution point source, such as a manufacturing and extracting facility, the developer shall provide documentation that the use is located and appropriately separated from residential areas and other sensitive receptors (e.g., homes, schools, and hospitals). (Westside Industrial Specific Plan Resources Policy R-P-31)
34. AQ-5.3 Buffer zones (setbacks, landscaping) shall be used to protect sensitive receptors from potential air pollution, odor and hazardous wastes generated by industrial and manufacturing facilities.

Odors

35. AQ-6.1 Design industrial development to minimize potential community impacts adversely affecting residential and commercial areas in relation to local and regional air quality and odor, adequacy of municipal service, local traffic conditions, visual quality, and noise levels. (Westside Industrial Specific Plan Land Use Policy LU-P-10)
36. AQ-6.2 Minimize public exposure to pollutants that create a public nuisance, such as unpleasant odors. (Westside Industrial Specific Plan Resources Policy R-P-32)
37. AQ-6.3 Segregate and provide buffers between land uses that typically general hazardous or obnoxious fumes and residential or other sensitive land uses. (Westside Industrial Specific Plan Resources Policy R-P-33)

Greenhouse Gas Emissions

38. GHG-1 Where feasible, project construction shall use equipment powered by electricity. Equipment may be powered by electrical generators or may e connected to existing power lines in the project construction area.
39. GHG-2 Project construction shall use building materials from local sources where feasible. For the purposes of this mitigation measure, “local sources” shall include sources in Stanislaus County, or sources in adjacent counties no greater than 50 miles distance from the project site.
40. Comply with SJVAPCD Rule 9410 – Employer Based Trip Reduction – by preparing and implementing a Employer Trip Reduction Implementation Plan which may include the following strategies:
 - a. Free transit passes
 - b. Secure bike parking
 - c. Showers/changing facilities provided
 - d. Information provided on transportation alternatives
 - e. Dedicated employee transportation coordinator
 - f. Preferential carpool/vanpool parking



CITY OF TURLOCK INITIAL STUDY CHECKLIST

	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 self-storage facility proposed to be constructed on a vacant 3.28-acre parcel zoned for Industrial Business Park use; located west of State Highway 99 and north of West Main Street. The project site is located in an urbanized area surrounded by a mix of commercial/light industrial and agricultural uses. The self-storage 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. Furthermore, the project is not located within ¼ mile of an existing or proposed school. Chatom Elementary School, located on Clayton Road, is located approximately 3-miles from the project site. John B. Allard School, located on North Kilroy Road, is approximately 1-mile from the southern boundary of the property.

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. (*General Plan EIR pgs. 3.11-2 through 3.11-7*)

e) The project site is not located within two miles of a public airport or public use airport and is not located within the planning area boundary of the Turlock Air Park. 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. A private airstrip serving a local pilot is located at 2707 East Zeering Road (APN 073-004-004), approximately 4-miles northeast of the project site. The Stanislaus County Zoning Ordinance has established a 1,000-foot radius around the perimeter of a private airstrip as a clear area not suitable for most types of development. The project site is located outside of the 1,000-foot radius.

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 impeded emergency evacuation routes or otherwise prevent public safety agencies from responding in an emergency. The project includes the installation of improvements adjacent to the project site to facilitate access and egress in case of emergency. (*General Plan EIR pgs. 3.11-22 through 3.11.25*)

g) There are no designated wildland fire areas within or adjoining the project site. (*General Plan EIR pg. 3.11-23*)

Sources: *City of Turlock, Emergency Response Plan, 2004; Stanislaus County Airport Land Use Commission Plan, 1978, amended May 20, 2004, updated October 6, 2016; Stanislaus County Multi-Jurisdictional Hazard Mitigation Plan, 2010; City of Turlock, General Plan, Safety Element, 2012; City of Turlock, Municipal Code, Title 8, (Building Regulations), Westside Industrial Specific Plan (WISP) (Turlock City Council Resolution No. 2006-259) (November 14, 2006, Amended June 12, 2007, Second Amendment November 28, 2017); Westside Industrial Specific Plan MEIR (WISP MEIR) (Turlock City Council Resolution No. 2006-259) (November 14, 2006); Westside Industrial Specific Plan MEIR Addendum (WISP EIR Addendum) (Turlock City Council Resolution No. 2007-148) (July 12, 2007 and September 2017)*



CITY OF TURLOCK INITIAL STUDY CHECKLIST

Mitigation:

1. **HM-1.2** The applicant project shall meet the fire protection standards established by the City as well as the California Fire Code. Typical standards include, but are not limited to:
 - Sprinklers in buildings 5,000 square feet and larger;
 - On-site hydrants;
 - Adequate emergency access to buildings;
 - Hazardous materials plans.
 (Westside Industrial Specific Plan Infrastructure and Services Policy I-P-62)
2. **HM-1.3, HM-5.1** All new development shall participate in the City’s service mitigation fee that funds police, fire and public maintenance services operations and maintenance costs. (Westside Industrial Specific Plan Infrastructure and Services Policy I-P-63)
3. **HM-1.4** The applicant shall comply with federal, State, San Joaquin Valley APCD, County, and City policies regulating the production, use, transport and/or disposal of hazardous materials, including complying with all permit requirements.
4. **HM-1.5** Applicant shall identify and quantify any materials produced, stores, used, or transported in significant quantities of hazardous materials. The list shall be maintained through the Turlock Fire Department and updated through periodic review. “Significant quantities” has been defined by the Stanislaus County Department of Environmental Resources as hazardous materials in excess of 55 gallons or 500 pounds of a hazardous material, or of 200 cubic feet of compressed gas.
5. **HM-2.2** The applicant shall cooperate fully with Union Pacific Railroad and other public agencies, such as the California Highway Patrol, in the event of a hazardous material emergency.

	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 of ground water quality?		X		
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		



CITY OF TURLOCK INITIAL STUDY CHECKLIST

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 self-storage 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. (General Plan EIR pgs. 3.12-22 through 3.12-26, WISP EIR pgs. 1-30 through 1-34)**

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. (General Plan EIR pgs. 3.12-22 through 3.12-26, WISP EIR pgs. 1-30 through 1-34)**

c) **The proposed infill project is a self-storage facility proposed on an undeveloped 3.28-acre parcel zoned for Industrial Business Park use and surrounded by a mix of commercial/light industrial and agricultural 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. (General Plan EIR pg. 3.12-27, WISP EIR pgs. 1-30 through 1-34)**

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). (General Plan EIR pg. 3.12-14)



CITY OF TURLOCK INITIAL STUDY CHECKLIST

e) The proposed infill project is a self-storage facility proposed on an undeveloped 3.28-acre parcel zoned for Industrial Business Park use and surrounded by a mix of commercial/light industrial and agricultural 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. (*General Plan EIR pg. 3.12-27, WISP EIR pgs. 1-29 through 1-34*)

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, 2011; City of Turlock Sewer System Master Plan, 2013; City of Turlock, Municipal Code, Title 9, Chapter 2, Water Conservation Landscape Ordinance; Westside Industrial Specific Plan (WISP) (Turlock City Council Resolution No. 2006-259) (November 14, 2006, Amended June 12, 2007, Second Amendment November 28, 2017); Westside Industrial Specific Plan MEIR (WISP MEIR) (Turlock City Council Resolution No. 2006-259) (November 14, 2006); Westside Industrial Specific Plan MEIR Addendum (WISP EIR Addendum) (Turlock City Council Resolution No. 2007-148) (July 12, 2007 and September 2017); Central Valley Regional Water Quality Control Board comment letter dated November 20, 2018.*



CITY OF TURLOCK INITIAL STUDY CHECKLIST

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 HWQ-1.2 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. If the site will be commercially irrigated, the discharger will be required to obtain regulatory coverage under the Irrigated Lands Regulatory Program.
4. If the project includes construction dewatering and it is necessary to discharge the groundwater to water of the United States, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit.
5. Site grading shall be designed to create positive drainage throughout the site and to collect the storm water for the storm water drainage system. If the project will involve the discharge of dredged or fill material in navigable waters or wetlands, a permit pursuant to Section 404 of the Clean Water Act may be needed from the United State Army Corps of Engineers (USACOE). If a USACOE permit or any other federal permit is required for this project due to the disturbance of water of the United States then a Water Quality Certification must be obtained from the Central Valley Water Board prior to the initiation of project activities. If the USCACOE determines that only non-jurisdictional water of the State are present in the proposed project are, the proposed project will require a Waste Discharge Requirements permit to be issued by the Central Valley Water Board.
6. The discharge of oil, gasoline, diesel fuel, or any other petroleum derivative, or any toxic chemical or hazardous waste is prohibited.
7. Materials and equipment shall be stored so as to ensure that spills or leaks cannot enter storm drains, or the drainage ditches or detention basins.
8. A spill prevention and cleanup plan shall be implemented.
9. 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	
Response:				
a) The proposed project will not physically divide an established community.				



CITY OF TURLOCK INITIAL STUDY CHECKLIST

b) The proposed project is a self-storage facility proposed to be constructed on a vacant 3.28-acre parcel zoned for Industrial Business Park use. The proposed project will not require a change in the land use or zoning designation of the property. The development of the site is consistent with the City's Zoning Ordinance and General Plan designation. (TMC §9-3-302, General Plan pg. 2-35, WISP pgs. 3-11 through and 3-14, WISP EIR pgs. 1-34, 1-35)

Sources: Turlock General Plan, 2012 & Adopted Housing Element, 2014-23; City of Turlock General Plan EIR, 2012; Westside Industrial Specific Plan (WISP) (Turlock City Council Resolution No. 2006-259) (November 14, 2006, Amended June 12, 2007, Second Amendment November 28, 2017); Westside Industrial Specific Plan MEIR (WISP MEIR) (Turlock City Council Resolution No. 2006-259) (November 14, 2006); Westside Industrial Specific Plan MEIR Addendum (WISP EIR Addendum) (Turlock City Council Resolution No. 2007-148) (July 12, 2007 and September 2017); 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 required.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
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) 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. (General Plan pg. 7-28)

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

Mitigation:

None required.



CITY OF TURLOCK INITIAL STUDY CHECKLIST

	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		
Response:				
<p>a) The self-storage project is proposed on an undeveloped 3.28-acre parcel surrounded by commercial/light industrial uses and agricultural uses. The project will increase existing ambient noise levels associated with development of an undeveloped property. 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 self-storage facility 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. (General Plan EIR pgs. 3.6-16 through 3.6-19, TMC §5-28ART, WISP EIR pgs. 12-1 through 12-13)</p>				
<p>b) 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, noise from special events, 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. Spare Space Storage is subject to the City’s noise ordinance which requires reduced noise levels from 10:00 p.m. to 7:00 a.m. (General Plan EIR pgs. 3.6-16 through 3.6-19, TMC §5-28ART, WISP EIR pgs. 12-1 through 12-13)</p>				



CITY OF TURLOCK INITIAL STUDY CHECKLIST

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. (*General Plan EIR pgs. 3.6-16 through 3.6-19, TMC §5-28ART, WISP EIR pgs. 12-1 through 12-13*)

d)

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; Westside Industrial Specific Plan (WISP) (Turlock City Council Resolution No. 2006-259) (November 14, 2006, Amended June 12, 2007, Second Amendment November 28, 2017); Westside Industrial Specific Plan MEIR (WISP MEIR) (Turlock City Council Resolution No. 2006-259) (November 14, 2006); Westside Industrial Specific Plan MEIR Addendum (WISP EIR Addendum) (Turlock City Council Resolution No. 2007-148) (July 12, 2007 and September 2017)*

Mitigation:

1. GP 9.4-I, TMC§5-28ART; WISP 6.14-a, 6.14-b Compliance with the standards of the City of Turlock's Noise Ordinance (TMC5-28-100ART).
2. N-1.1 Require stationary noise sources proposed in areas adjacent to noise-sensitive uses to be mitigated so as to not exceed the noise level performance standards.

	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



CITY OF TURLOCK INITIAL STUDY CHECKLIST

Response:

a) The proposed infill project is a self-storage facility proposed to be constructed on a vacant 3.28-acre parcel zoned for Industrial Business Park use. The proposed project would not directly or indirectly cause expansion of overall study area growth beyond what is planned in the WISP and the Turlock General Plan. This commercial/light-industrial use is consistent with the uses anticipated for this area in the WISP and the General Plan EIR and will not cause any impacts to population and housing that have not been anticipated and addressed in these documents.

b) The 3.28-acre property is currently vacant and zoned for Industrial Business Park use. The proposed self-storage 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 and agricultural uses and all roads and infrastructure are available. There are no existing residences on the site.

Sources: *City of Turlock, General Plan, 2012 & Housing Element, 2016; Westside Industrial Specific Plan (WISP) (Turlock City Council Resolution No. 2006-259) (November 14, 2006, Amended June 12, 2007, Second Amendment November 28, 2017); Westside Industrial Specific Plan MEIR (WISP MEIR) (Turlock City Council Resolution No. 2006-259) (November 14, 2006); Westside Industrial Specific Plan MEIR Addendum (WISP EIR Addendum) (Turlock City Council Resolution No. 2007-148) (July 12, 2007 and September 2017)*

Mitigation:

None required.

	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 self-storage facility is an infill project proposed on an undeveloped 3.28-acre parcel zoned for Industrial Business Park use. Surrounded by a mix of commercial/light industrial and agricultural 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-miles from Fire Station No. 1 (Marshall Street, east of highway 99), 1-mile from Fire Station No. 2 (South Walnut Road, west of Highway 99), approximately 5-miles from Fire Station No. 3 (East Monte Vista Avenue, west of Highway 99), and approximately 3-miles from Fire Station No. 4 (North Walnut Road, east 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 project. *(General Plan EIR pgs. 3.14-14 through 3.14-19, WISP EIR pgs. 14-1 through 14-18)*
- b) Development of the self-storage facility 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 self-storage facility could not be adequately served. No new or expanded police facilities will need to be constructed as a result of this project. 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. *(General Plan EIR pgs. 3.14-14 through 3.14-19, WISP EIR pgs. 14-1 through 14-18)*
- c) As a commercial land use, the self-storage 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. *(General Plan EIR pgs. 3.14-14 through 3.14-19, WISP EIR pgs. 14-1 through 14-18)*
- 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 self-storage project. Development of the project area with a self-storage facility will not result in a significant increase in the use of existing neighborhood or regional parks. *(General Plan EIR pgs. 3.14-14 through 3.14-19, WISP EIR pgs. 14-1 through 14-18)*
- e) Development of the self-storage facility, 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. *(General Plan EIR pg. 3.14-14, WISP EIR pgs. 14-1 through 14-18)*



CITY OF TURLOCK INITIAL STUDY CHECKLIST

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; Westside Industrial Specific Plan (WISP) (Turlock City Council Resolution No. 2006-259) (November 14, 2006, Amended June 12, 2007, Second Amendment November 28, 2017)*; *Westside Industrial Specific Plan MEIR (WISP MEIR) (Turlock City Council Resolution No. 2006-259) (November 14, 2006)*; *Westside Industrial Specific Plan MEIR Addendum (WISP EIR Addendum) (Turlock City Council Resolution No. 2007-148) (July 12, 2007 and September 2017)*

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 self-storage project. The self-storage project does not include recreational facilities or require the construction or expansion of recreational facilities. The development of the self-storage facility will not result in a significant increase in use of existing neighborhood or regional parks. However, development fees are collected from all new development to provide additional park lands and facilities. (*General Plan EIR pgs. 3.13-10 through 3.13-15*)

Sources: City of Turlock *General Plan 2012: City of Turlock Parks Master Plan, 2003; Westside Industrial Specific Plan (WISP) (Turlock City Council Resolution No. 2006-259) (November 14, 2006, Amended June 12, 2007, Second Amendment November 28, 2017)*; *Westside Industrial Specific Plan MEIR (WISP MEIR) (Turlock City Council Resolution No. 2006-259) (November 14, 2006)*; *Westside Industrial Specific Plan MEIR Addendum (WISP EIR Addendum) (Turlock City Council Resolution No. 2007-148) (July 12, 2007 and September 2017)*

Mitigation:

None required.



CITY OF TURLOCK INITIAL STUDY CHECKLIST

	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	
Response:				
<p>a) and b) The self-storage facility is an infill project proposed on an undeveloped 3.28-acre parcel zoned for Industrial Business Park use. Surrounded by a mix of commercial/light industrial and agricultural uses. Access to the self-storage facility is provided by the existing roadway system.</p> <p>The Institute of Transportation Engineers (ITE) Trip Generation estimates the number of vehicle trips generated by a proposed development. Using ITE’s Land Use: 151 Mini-Warehouse, described as “self-storage facilities”, it is anticipated that the proposed project will generate 88 average vehicle trips (AVT) during the week; 113 AVT on Saturday; and 110 AVT on Sunday.</p> <p>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 vehicular traffic generated by the project. (General Plan EIR pgs. 3.3-23 through 3.3-33, WISP EIR pgs. 15-1 through 15-22)</p>				
c) The self-storage project is proposed as an infill project on an existing 3.28-acre parcel zoned for Industrial Business Park use. 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) Installation of public rights-of way and associated improvements will be required as a condition of approval for this project. The Turlock Fire Department reviews all development proposals for adequate emergency access. The project will either meet or exceed the Fire Department needs for emergency vehicle access throughout the project site.				



CITY OF TURLOCK INITIAL STUDY CHECKLIST

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; Westside Industrial Specific Plan (WISP) (Turlock City Council Resolution No. 2006-259) (November 14, 2006, Amended June 12, 2007, Second Amendment November 28, 2017); Westside Industrial Specific Plan MEIR (WISP MEIR) (Turlock City Council Resolution No. 2006-259) (November 14, 2006); Westside Industrial Specific Plan MEIR Addendum (WISP EIR Addendum) (Turlock City Council Resolution No. 2007-148) (July 12, 2007 and September 2017); City of Turlock, Municipal Code, Title 9, Chapter 2, Rental Storage Facility, and California Green Building Code, ITE Trip Generation 10th Edition Volume 2.

Mitigation:

None

	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. The properties are 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 November 14, 2018 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. (General Plan EIR pgs. 3.8-13 through 3.8-15)



CITY OF TURLOCK INITIAL STUDY CHECKLIST

b) See response a).

Sources: *Turlock General Plan, Conservation Element, 2012; City of Turlock General Plan EIR, 2012; Westside Industrial Specific Plan (WISP) (Turlock City Council Resolution No. 2006-259) (November 14, 2006, Amended June 12, 2007, Second Amendment November 28, 2017); Westside Industrial Specific Plan MEIR (WISP MEIR) (Turlock City Council Resolution No. 2006-259) (November 14, 2006); Westside Industrial Specific Plan MEIR Addendum (WISP EIR Addendum) (Turlock City Council Resolution No. 2007-148) (July 12, 2007 and September 2017); Cultural Resources Records Search, 2008*

Mitigation:

None

	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 of 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	



CITY OF TURLOCK INITIAL STUDY CHECKLIST

Response:

a) The self-storage project is proposed as an infill project on an existing 3.28-acre undeveloped parcel zoned for heavy commercial use. 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. (*General Plan EIR pgs. 3.15-11 through 3.15-15*)

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 self-storage facility is an infill project proposed on a 3.28-acre undeveloped parcel zoned for heavy commercial use. 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 self-storage facility 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. (*General Plan EIR pgs. 3.12-24 through 3.12-29*)

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 self-storage 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. (*General Plan EIR pgs. 3.15-11 through 3.15-15*)

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, 2011; City of Turlock Sewer System Master Plan, 2013, June 1995; Westside Industrial Specific Plan (WISP) (Turlock City Council Resolution No. 2006-259) (November 14, 2006, Amended June 12, 2007, Second Amendment November 28, 2017); Westside Industrial Specific Plan MEIR (WISP MEIR) (Turlock City Council Resolution No. 2006-259) (November 14, 2006); Westside Industrial Specific Plan MEIR Addendum (WISP EIR Addendum) (Turlock City Council Resolution No. 2007-148) (July 12, 2007 and September 2017); Central Valley Regional Water Quality Control Board comment letter dated November 20, 2018.*



CITY OF TURLOCK INITIAL STUDY CHECKLIST

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
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 structures 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. (General Plan pg. 10-18, General Plan EIR pgs. 3.11-22 through 3.11-25)**

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. (General Plan 10-18, General Plan EIR pgs. 3.10-5, 3.11-22 through 3.11-25)**

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; Westside Industrial Specific Plan (WISP) (Turlock City Council Resolution No. 2006-259) (November 14, 2006, Amended June 12, 2007, Second Amendment November 28, 2017); Westside Industrial Specific Plan MEIR (WISP MEIR) (Turlock City Council Resolution No. 2006-259) (November 14, 2006); Westside Industrial Specific Plan MEIR Addendum (WISP EIR Addendum) (Turlock City Council Resolution No. 2007-148) (July 12, 2007 and September 2017)*

Mitigation:
None



CITY OF TURLOCK INITIAL STUDY CHECKLIST

	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
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	
<p>The proposed self-storage facility is an infill project within the City surrounded by commercial/light industrial and agricultural 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. 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 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 & 5. 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.</p> <p>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 construct emissions would not exceed the air quality thresholds established by the San Joaquin Valley Air Pollution Control District (SJVAPCD). The SJVAPCD letter dated November 20, 2018 stated that the project specific annual emissions of criteria pollutants are not expected to exceed any of the District thresholds. Furthermore, Mitigation Measures identified in Sections 3 & 8 would reduce potential impacts to less-than-significant levels.</p> <p>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.</p>				