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

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CITY OF TURLOCK

Proposed Mitigated Negative Declaration

City of Turlock
156 S. Broadway, Suite 120
Turlock, CA 95380-5456
Telephone: (209) 668-5640
Project located in Stanislaus County.
Time period provided for review: 30 days.

September 4, 2019

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

PROJECT TITLE: **CONDITIONAL USE PERMIT 2019-03
(VERIZON WIRELESS C/O EPIC WIRELESS GROUP)
SCH#2019089047**

PROJECT APPLICANT: **EPIC WIRELESS GROUP LLC**

PROJECT DESCRIPTION: The applicant is requesting approval to install and operate a 68-foot tall monopine wireless communication facility (cell tower). The cell tower will be located behind the In-Shape Health Club at 2710 Geer Road. The monopine and associated ground equipment will be located within a 742.5 square foot (24.75'x30') fenced area. Four antenna sectors with three antenna per sector will be located at the top of the monopine. Associated equipment includes equipment cabinets, service light, stand-by emergency diesel generator with a 92-gallon fuel tank, and other supporting ancillary equipment. A 6-foot tall chain link fence with vinyl slates and security wire will surround the leased area. A technician will visit the site on average once a month for routine maintenance.

PROJECT LOCATION: 2710 Geer Road
Stanislaus County APN 072-014-060

RESPONSE PERIOD STARTS: September 6, 2019
RESPONSE PERIOD ENDS: November 7, 2019 at 5:00 PM

PUBLIC HEARING: November 7, 2019


RECOMMENDED FINDINGS: Pursuant to Public Resources Code Section 21080(c)(2) and CEQA Guidelines Section 15168(c)(1), the City of Turlock, as lead agency for the proposed project, has prepared an initial study to make the following findings:

1. Pursuant to CEQA Guidelines Section 15162, the proposed activity is adequately described and is within the scope of the General Plan EIR.
2. All feasible mitigation measures developed in the General Plan EIR have been incorporated into the project.
3. Pursuant to Public Resources Code Sections 21080(c)(2) and 21157.5, the initial study prepared for the proposed project has identified potential new or significant effects that were not adequately analyzed in the General Plan EIR, but feasible mitigation measures have been incorporated to revise the proposed subsequent project to avoid or mitigate the identified effects to a point where clearly no significant effects would occur.
4. There is no substantial evidence before the lead agency that the subsequent project, as revised, may have a significant effect on the environment.
5. The analyses of cumulative impacts, growth inducing impacts, and irreversible significant effects on the environment contained in the General Plan EIR are adequate for this subsequent project.
6. Pursuant to CEQA Guidelines Section 15093, a Statement of Overriding Considerations was adopted for the General Plan EIR (City Council Resolution 2012-156). As identified in the Turlock General Plan EIR, development in the project area would result in significant, and unavoidable, impacts in the areas of noise, regional air quality, and the eventual loss of agricultural land. The magnitude of these impacts can be reduced, but not eliminated by the mitigation measures referenced in the initial study prepared for this project and General Plan EIR. Therefore, mitigation measures identified in the General Plan EIR, and its respective Statements of Overriding Considerations, are adequate to mitigate the impacts from the proposed project where feasible, and are hereby incorporated by reference.
7. Pursuant to Public Resources Code Section 21157.6(a), having reviewed the General Plan EIR, the City of Turlock finds and determines that:
 - a. No substantial changes have occurred with respect to the circumstances under which the General Plan EIR was certified, and
 - b. That there is no new available information which was not and could not have been known at the time the General Plan EIR was certified.

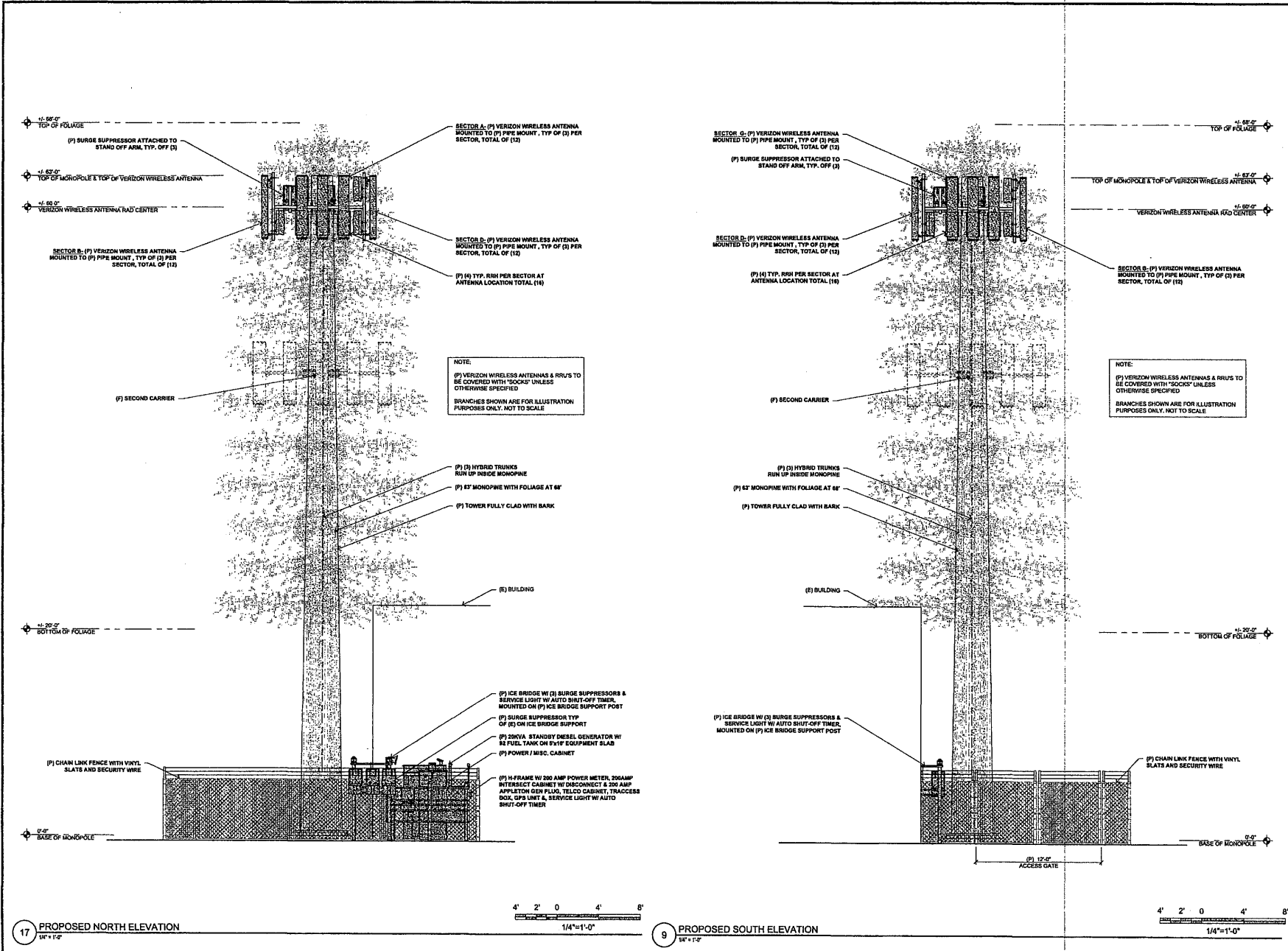
Documents used in preparation of this Proposed Mitigated Negative Declaration, are available for public review at:

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

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

BY: 
KATIE QUINTERO
DEPUTY DIRECTOR DEVELOPMENT SERVICES/PLANNING MANAGER
ENVIRONMENTAL REVIEW

Enclosure: Initial Study
Site Plan



PREPARED FOR
verizon
 295 Parkshore Drive
 Folsom, California 95630

Vendor:
epic
WIRELESS GROUP LLC
 805 Coolidge Dr, Suite 100
 Folsom, CA 95630

Project Address:
 2710 Geer Rd.
 Turlock, CA 95382

Architect:
Borges
 borgesarch.com
 1470 STONE POINT DRIVE, SUITE 300
 ROCKVILLE, CA 95961
 916 782 7200 TEL
 916 773 2821 FAX

PROJECT NO: 14002-101
 LOCATION NO: 280717
 DRAWN BY: J.E.S.
 CHECKED BY: A.P.E.

**Emmanuel
 Medical Center
 280717**

C	07/17/19	100% ZD Rev 1
B	03/09/18	100% ZD Submittal
A	03/07/18	90% ZD Submittal
REV	DATE	DESCRIPTION

Licenser:
 IT IS A VIOLATION OF LAW FOR ANY PERSON UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER TO ALTER THIS DOCUMENT.

ISSUED FOR:
 07/17/19
 100% ZD Submittal

SHEET TITLE:
ELEVATIONS

SHEET NUMBER:
A-3.2