

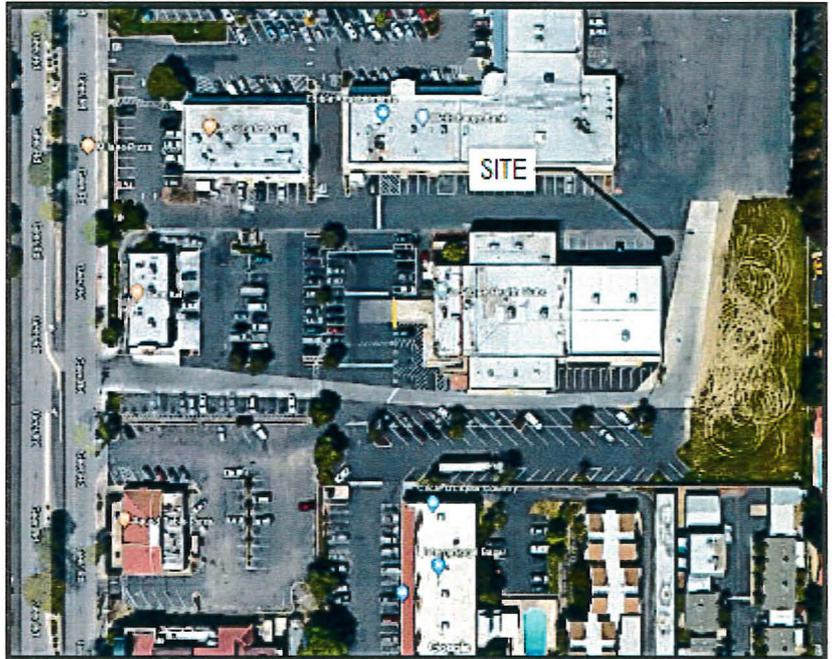


CITY OF TURLOCK INITIAL STUDY CHECKLIST

- 1) Project Title:** **CONDITIONAL USE PERMIT 2019-03
(VERIZON WIRELESS C/O EPIC WIRELESS GROUP LLC)
SCH# 2019089047**
- 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 – Senior Planner
(209) 668-5640
- 4) Project Location:** 2710 Geer Road
(Stanislaus County APNs 072-014-060)
- 5) Project Sponsor's Name and Address:** Epic Wireless Group LLC
605 Coolidge Drive, Suite 100
Folsom, CA 95630
- 6) General Plan Designation:** Community Commercial (CC)
- 7) Zoning:** Planned Development 34 (PD 34)

8) Description of the Project:

Epic Wireless Group, on behalf of Verizon Wireless, 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.



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

The project site is located in the northeast quadrant of the City of Turlock between Minnesota Avenue and Hedstrom Road. Surrounded by a mix of commercial and residential uses the In-Shape Health Club currently operates on the property. Immediately to the north is the Blossom Valley Shopping Center, to



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the east is a 4.7-acre medium density residential property developed with the 100-unit Walnut Woods Apartment complex. The 1-acre property directly west of the project site is zoned community commercial and developed with a fast food restaurant with a drive-through. Three properties to the south are zoned medium density residential and developed with a multi-tenant commercial center, the 48-unit Boardwalk Apartments, and a 10-unit apartment complex, respectively.

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
Federal Communications Commission

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, has consultation begun?

The Yokuts tribe was contacted in writing on August 12, 2019 as part of the Early Public Consultation process. Consultation has not been requested by the Yokuts. The Torres Martinez Desert Cahuilla Indians no longer request consultation as stated in their letter dated April 19, 2017.

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 –Development Services, 156 S. Broadway, Suite 120, Turlock, CA).

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

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, development in the project area would result in significant, and unavoidable, impacts in the areas of transportation, noise, regional air quality, and the eventual loss of agricultural land and soil resources. The magnitude of these impacts can be reduced, but not eliminated, by applying the policies, programs and mitigation measures identified in the Turlock General Plan to the project and identifying mitigation measures as necessary in this initial study. The intensity of the proposed development will result in project level impacts that are equal to, or of lesser severity, than those anticipated in the General Plan EIR, and they would not be different from cumulative effects anticipated by the Turlock General Plan EIR. Potential secondary environmental impacts from the project will be of equal or lesser severity than those identified in the General Plan EIR. Therefore, mitigation measures identified in the General Plan EIR, and their respective Statements of Overriding Considerations



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(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, as well as the standards of the Turlock Municipal Code, and are herein incorporated by reference where not specifically identified.

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below could be potentially affected by this project. However, these impacts would result in a less than significant impact on the environment by incorporating appropriate mitigation measures.

X	Aesthetics		Greenhouse Gas Emissions		Public Services
	Agricultural and Forestry Resources		Hazards & Hazardous Materials		Recreation
	Air Quality		Hydrology/Water Quality		Transportation/Traffic
	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

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:



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

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

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

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



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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 DEDCLARATION 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.	
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Adrienne Werner

Adrienne Werner, Senior Planner
Development Services – Planning Department

September 4, 2019

Date

EVALUATION OF ENVIRONMENTAL IMPACTS

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



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- 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.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
1. Aesthetics – 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) Substantially degrade the existing visual character or quality of the site and its surroundings?		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 former Valley Cinema was constructed on the property in 1975. In 2001, the 7,000 square foot cinema building was converted to allow In-Shape Health Club to occupy and operate in the building. The 68-foot tall cell tower and equipment enclosure will be located at the rear of the property on the northeast side of the building. The General Plan EIR notes that the primary scenic views lie on the City's boundary, at its agricultural edge. The General Plan also states the relatively flat topography of Turlock results in few scenic vistas. The General Plan concludes within most of the existing urbanized area, infill development and redevelopment would not have a significant effect on the visual quality of the city, because new development would likely be similar in scale and character to existing development. The cell tower is 68-feet in overall height. Although the maximum height limit in the Community Commercial zoning district is 35-feet, the monopine is in scale with the surrounding trees and buildings in the area. The cell tower is set back approximately 132-feet from the residential zoning district to the east further minimizing the visual impact of facility. (General Plan EIR pg. 3.7-1, 3.7-7, 3.7-9)</p>				
<p>b) There are no scenic or historic resources on the project site. The 2.6-acre property is the site of the former Valley Cinema, constructed in 1975, and converted into the In-Shape Health Club in 2001 and currently operating onsite. A site visit conducted by staff on August 26, 2019 confirmed the property is developed and has no historic buildings or other distinctive natural or historic resources. State scenic highways refer to those highways that are officially designated by the California Department of Transportation (Caltrans) as scenic. There are currently no highways in the General Plan study area eligible or officially designated as scenic highways by The Master Plan of State Highways Eligible for Official Scenic Highway Designation. The nearest State scenic highway is State Highway 5, which is designated scenic from the Merced county line to the San Joaquin county line. State Highway 5 is located approximately 30 miles from the project site. Due to the distance and intervening topography the project site would not be visible. (General Plan EIR pg. 3.7-1)</p>				



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c) The project site is located in an urbanized area surrounded by commercial and residential uses. The site is fully developed with the 7,000 square foot In-Shape Health Club, ornamental landscaping and paving. The 68-foot tall cell tower is proposed at the northeast corner of the building toward the rear of the property. The cell tower will be designed to look like a pine tree camouflaging the monopole and antennas in accordance with the Zoning Ordinance. The Turlock General Plan notes that new development that implements the General Plan Urban Design Element, design guidelines, and standards in the Turlock Municipal Code create a more aesthetically pleasing character for the City. The site has been developed for over 40 years. The installation of the cell tower would affect the existing visual character of the site; however, the standards contained in the Turlock Municipal Code have been applied to the project to ensure it meets the community's standards and is compatible with current and future uses in the area. The policies and standards contained in the General Plan and Zoning Ordinance reduce any adverse impacts on visual character to less than significant. (TMC §9-2-608; Design Guidelines pg. 26; General Plan policy 5.6-n)

d) The project site is located in an urbanized area surrounded by commercial and residential uses. The Turlock General Plan EIR concludes that any new development has the potential to create new sources of light and glare; but would generally not be out of character with the existing urban environment, and would not rise to a level of being significant. There are no lights used to illuminate the monopole. There is a service light, approximately 8-feet tall, located within the equipment enclosure; however, the service light is located over 135-feet away from the residences to the east and directed downward into the equipment enclosure. Additionally, the service light includes an auto shut-off timer further minimizing the impact of light or glare on the surrounding area. (General Plan EIR pg. 3.7-10 through 3.7-11)

Sources: City of Turlock, General Plan and EIR, 2012; City Design Element, 2012; Turlock Zoning Ordinance Section 9-2-600ART; City of Turlock Design Guidelines.

Mitigation:

1. The wireless communication facility shall be screened or camouflaged so as to not be readily visible from off site.
2. All towers, antennas, equipment structures, or panels must be architecturally and visually compatible with the surrounding buildings, structures, vegetation and/or uses in the area.
3. All antennas, towers, or related equipment shall be coated with a nonreflective finish or paint consistent with the background area where the facility is to be placed.

	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 cell tower facility is proposed to be constructed on a property designated as “Urban and Built-Up Land” and on the 2016 Stanislaus County Important Farmland Map as compiled by the California Department of Conservation, Farmland Mapping and Monitoring Program. The property is located in an urbanized area surrounded by commercial and residential uses. The property is developed with a 7,000 square foot health club, ornamental landscaping, and paving. The wireless communication facility will be constructed at the northeast corner of the building toward the rear of the property. There are no agricultural uses on the property. Therefore, the project will not be converting prime farmland, unique farmland, or farmland of statewide importance. (General Plan pgs. 7.7 through 7.11)				
b) The property is not enrolled in a Williamson Act contract or adjacent to any properties that are enrolled in the Williamson Act. The site is zoned for urbanized uses and will not conflict with any agricultural zoning districts or land held in Williamson Act Contract.				
c), d) The project site is located within the City of Turlock in a developed area designated for urban uses. The project does not conflict with the underlying Community Commercial zoning designation. There are no forest lands or timberlands within the City of Turlock.				
e) The property is located within the City of Turlock in an urbanized area and surrounded by urban uses. The property is designated for commercial uses. The property was developed in 1975 with a 7,000 square foot cinema which was converted in 2001 to an In-Shape Health Club. Installation of the wireless communication facility will not involve changes in the existing environment which will result in conversion of farmland or forest land as the properties in the area are already developed with commercial and residential uses.				
Sources: CA Dept. of Conservation Farmland Mapping and Monitoring Program, 2014; City of Turlock, General Plan, Land Use Element, 2012; City of Turlock, General Plan EIR, 2012.				



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Mitigation:				
None				
	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
3. Air Quality - Where available, the significance criteria established by the applicable air quality management 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 (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			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:				
<p>a), b) The project will not conflict with, or obstruct, implementation of the 2007 PM10 Maintenance Plan, the 2016 Ozone Plan, or the 2012, 2015 and 2018 PM2.5 Plan or related subsequent progress reports of these plans. The installation of the wireless communication facility 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. The San Joaquin Valley Air Pollution Control District (SJVAPCD) has reviewed the project application and did not offer any comments with regards to the project. Minor increases in pollutants and emissions may occur during construction of the project; however, these will be short term in nature. Once constructed a service technician will visit the site 1-2 times a month for maintenance. Considering the wireless communication facility is proposed on a property developed with a 7,000 square foot building, surrounded by commercial and residential uses, and no concerns from the SJVAPCD, the project will result in a less than significant impact to air quality on a regional and local basis. <i>(General Plan pgs. 8-1 through 8-37, General Plan Policy 5.6-n)</i></p>				
<p>c), d) The project is the installation of a wireless communication facility proposed on a commercially zoned property. The 2.6-acre property is fully developed with a 7,000 square foot health club. The proposed wireless communication facility will not expose sensitive receptors to increased pollutants. The project site is located in an urbanized area surrounded by a mix of commercial and residential uses and adjacent to Geer Road, a 4-lane arterial. The project does not include any equipment of processing that would lead to the generation of unusual odors. Any potential construction related emissions will be short term in nature. 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. Additionally, the General Plan notes that the primary source of odor complaints in Turlock has been due to agricultural activities. <i>(General Plan pgs. 8-1 through 8-37; General Plan EIR pgs. 3.4-4.1)</i></p>				



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Sources: San Joaquin Valley Unified Air Pollution Control District 2008 Ozone Plan, 2010 PM-10 Maintenance Plan, 2012 and 2015 PM-2.5 Plan; SJVAPCD's *Guidance For Assessing and Mitigating Air Quality Impacts* 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.

Mitigation:

None

	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 federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d) Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or state habitat conservation plan?				X



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Response:

a) The General Plan states that the Study Area contains mostly human-modified habitats, with almost all the land being urban (52%) or under agricultural production (46%). The General Plan further states that development proposed under the General Plan would be situated on infill sites or land contiguous to existing development. The project is the installation of a wireless communication facility proposed on a commercially zoned property. Located in an urbanized area and surrounded by commercial and residential uses, the 2.6-acre property is fully developed with a 7,000 square foot health club, ornamental landscaping, and paving.

The proposed wireless communication facility will not have any direct effects on any federally or state listed 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. The Turlock General Plan acknowledges that 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 wireless communication facility is proposed on a property that has been developed with commercial uses since 1975. (*General Plan EIR pg. 3.9-1 through 3.9-14*)

b), c) There are no rivers, lakes or streams located within the City of Turlock. There are no irrigation facilities, such as canals, located on or adjacent to the project site. The General Plan EIR identifies the federally protected wetlands located within the City of Turlock and the surrounding Study Area. These areas are located west of Highway 99, more than 5-miles away from the project, and are not identified on the subject property. Additionally, the project site has been improved and developed with a 7,000 square foot health club. Therefore, the project will have no impact on riparian habitats or other sensitive natural communities. (*General Plan EIR pg. 3.9-13*)

d) The project is located within the City of Turlock in an urbanized area surround by commercial and residential uses. The property is adjacent to and accessed by Geer Road, a 4-lane arterial. 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. (*General Plan EIR pg. 3.9-13*)

e) There are City planted street trees adjacent to the site and minimal ornamental landscaping onsite. The property is fully developed with a 7,000 square foot building and onsite paving. The project will not conflict with any local policies or ordinance protecting biological resources. The project will not conflict with the provision of an adopted Habitat Conservation Plan, or other approved local, regional, or state Habitat Conservation Plan (*General Plan EIR pg. 3.9-11*)

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*)

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

Mitigation:

None



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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 as defined in Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resources pursuant to Section 15064.5?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>Response:</p> <p>a), b), and c) The project site is located in an urbanized area surrounded by commercial and residential uses. Adjacent to and accessed from Geer Road, a 4-lane arterial, the 2.6-acre property is fully developed, including paving and ornamental landscaping, and a 7,000 square foot building constructed in 1975. Due to the multiple improvements onsite, ground disturbance has already occurred at the site. The City of Turlock consulted with California Native American tribes as required under SB 18 when developing the General Plan EIR. The closest historic resource identified in the General Plan EIR is located more than 1¼- miles away. In addition, the City has conducted a Cultural Records Search as part of the Turlock General Plan and found no evidence of significant historic or cultural resources on or near this site. As a result of many years of extensive agricultural production virtually all of the land in the Plan area has been previously altered from its native or riparian state. There are no known sites of unique prehistoric or ethnic cultural value. 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)</p>				
<p>Sources: Turlock General Plan, Conservation Element, 2012; City of Turlock General Plan EIR, 2012; Cultural Resources Records Search, 2008</p>				
<p>Mitigation:</p> <ol style="list-style-type: none"> 1. 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. 2. 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. 				



CITY OF TURLOCK INITIAL STUDY CHECKLIST

	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		
Response:				
<p>a) and b) The wireless communication facility is proposed on property surrounded by commercial and residential uses. The project site is easily accessed by the existing roadway infrastructure, BLST bus system, and is within 500-feet of two bus stops. 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)</p>				
Sources: Turlock General Plan, Conservation Element, Air Quality & Greenhouse Gases Element, 2012; California Building Standards Code; San Joaquin Valley Air Pollution Control District				
Mitigation:				
<ol style="list-style-type: none"> 1. The applicant shall comply with all applicable San Joaquin Valley Air Pollution Control District rules and regulations. 2. 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 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	
iii) Seismic-related ground failure, including liquefaction?			X	
iv) Landslides?				X



CITY OF TURLOCK INITIAL STUDY CHECKLIST

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 a fault located at least 45 miles away. While no specific liquefaction hazard is located within the Turlock General Plan study area, the potential for liquefaction is recognized throughout the San Joaquin Valley. The risk to people and structures was identified as a less than significant impact addressed through compliance with the California Building Codes. Turlock is located in Seismic Zone 3 according to the State of California and the Alquist-Priolo Special Study Zones Act. All building permits are reviewed to ensure compliance with the California Building Code (CBC) for compliance with standards to reduce the potential damage that could be associated with seismic events. The property is flat and is not located adjacent to areas subject to landslides. In addition, the City enforces the provisions of the Alquist-Priolo Special Study Zones Act that limits development in areas identified as having special seismic hazards. (General Plan pgs. 10-9 through 10-14, General Plan EIR pgs. 3.10-13 through 3.10-16)**

b), c) **The wireless communication facility is proposed on a 2.6-acre property fully developed with a 7,000 square foot building, ornamental landscaping and paving. Erosion hazards are highest during construction. Grading activities could result in changes in topography and therefore potentially increase surface runoff at the project site; however, due to the limited size of the project area the construction of the wireless communication facility is not expected to result in substantial erosion or loss of topsoil. The Engineering Division requires that a grading permit be obtained for the project. Chapter 7-4 of the Turlock Municipal Code requires all construction activities to include engineering practices for erosion control. Furthermore, 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)**



CITY OF TURLOCK INITIAL STUDY CHECKLIST

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*)

e) The proposed project is the construction of a wireless communication facility. There are no septic tanks or alternative wastewater disposal systems proposed as part of the project.

f) The wireless communication facility is proposed on a property located in an urbanized area, zoned for commercial uses, and surrounded by commercial and residential uses. The site is fully developed with a 7,000 square foot building, ornamental landscaping, and paving. Due to the multiple improvements onsite, ground disturbance has already occurred at the site. As a result of more than 30-years of commercial use and urbanization the property has been altered from its native state. No paleontological resource or unique geologic feature has been identified on the project site.

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

Mitigation:

1. The project shall comply with the current California Building Code (CBC) requirements for Seismic Zone 3, which stipulates building structural material and reinforcement.
2. 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. The project shall comply with the California Building Code (CBC), requirements regulating grading activities including drainage and erosion control.
4. 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. 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
8. Greenhouse Gas Emissions - Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?			X	



CITY OF TURLOCK INITIAL STUDY CHECKLIST

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 project is the installation of a wireless communication facility proposed on a commercially zoned property. The 2.6-acre property is fully developed with a 7,000 square foot health club, ornamental landscaping, and paving. The project site is located in an urbanized area surrounded by a mix of commercial and residential uses and adjacent to Geer Road, a 4-lane arterial. Any potential construction relate emissions will be short term in nature. Once constructed a maintenance technician will visit the site 1-2 times a month. The SJVAPCD has reviewed the proposed project and did not provide comments with regards to greenhouse gas emissions that may have a significant impact. The wireless communication facility is not seen as generating greenhouse gas emissions that may have a significant impact on the environment and is not expected to conflict with any applicable plan, policy, or regulation adopted for the purpose of reducing greenhouse gas emissions. (General Plan pg. 5-50, pgs. 8-1 through 8-3, General Plan EIR pgs. 3.5-1 through 3.5-47)				
Sources: 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.				
Mitigation: None				

	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	



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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 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

Response:

a), b), and c) The project is the installation of a wireless communication facility proposed on a commercially zoned property. The 2.6-acre property is fully developed with a 7,000 square foot health club and surrounded by a mix of commercial and residential uses. The installation and operation of the wireless communication facility does not involve an industrial process that would create the risk of explosion or release of hazardous substances through the routine transport or accidental use of hazardous materials. The project does not involve routine transport, use or disposal of hazardous materials. There is no anticipated risk of explosion or release of hazardous substances from the proposed project. The project site is not included on one or more Hazardous Waste and Substance Site Lists compiled pursuant to California Government Code Section 65962.5. All new development is reviewed by the City Fire Division to ensure the project meets the fire protection standards established by the City. All new development must also comply with federal, State, San Joaquin Valley APCD, Stanislaus County, and City policies regulating the production, use, transport and/or disposal of hazardous materials

d) The property is fully developed with a 7,000 square foot health club. 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. (*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. Moreover, the Turlock Air Park has been removed from the Stanislaus County Airport Land Use Compatibility Plan adopted on October 6, 2016 as the Safety Inspectors from the Caltrans Division of Aeronautics have reported that the Airport Operating permits are no longer valid.

f) The proposed wireless communication facility will not impair the implementation of an adopted emergency response/evacuation plan. (*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 Compatibility Plan, adopted 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)*



CITY OF TURLOCK INITIAL STUDY CHECKLIST

Mitigation:
None

	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
10. Hydrology and Water Quality – Would the project:				
a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?			X	
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, in a manner which would result in substantial erosion or siltation on- or off-site?				X
i) Result in substantial erosion or siltation on- or off-site;				X
ii) Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;				X
iii) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or			X	
iv) Impede or redirect flood flows?				X
d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?				X
e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?			X	

Response:

a), b), c) The project is the installation of a wireless communication facility on a fully developed property. No new water or wastewater facilities are proposed for the project. No impact is anticipated on water quality standards or groundwater supplies as no water use is proposed for the project. The project site is fully developed with a 7,000 square foot health club, ornamental landscaping, and paving. No new impervious surfaces will be created; therefore, construction of the wireless communication facility would not result in water quality or waste discharge violations, interfere with groundwater recharge or alter the existing drainage pattern. (General Plan EIR pgs. 3.12-22 through 3.12-26)



CITY OF TURLOCK INITIAL STUDY CHECKLIST

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

The project site is located outside the Dam Inundation Area for New Don Pedro Dam and for New Exchequer Dam (the two inundation areas located closest to the City of Turlock Municipal Boundary). (*General Plan EIR pg. 3.12-27*)

e) The project is the installation of a wireless communication facility on a fully developed property. Since the site is currently paved, no new impervious surfaces would be created; therefore, construction of the wireless communication facility would not conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan. (*General Plan EIR pg. 3.12-27*)

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

Mitigation:

None

	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
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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 project site is located in an urbanized area, zoned for commercial use, and surrounded by commercial and residential uses. The proposed wireless communication facility will not physically divide an established community.

b) The wireless communication facility is proposed on a property zoned for commercial use. The proposed project will not require a change in the land use or zoning designation of the property. The project is consistent with the City’s Zoning and General Plan designation.

Sources: Turlock General Plan, 2012 & Adopted Housing Element, 2014-23; City of Turlock General Plan EIR, 2012; Turlock Municipal Code, Title 9, Chapter 3.



CITY OF TURLOCK INITIAL STUDY CHECKLIST

Mitigation:

None

	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) The wireless communication facility is proposed on a 2.6-acre property fully developed with a 7,000 square foot building, ornamental landscaping, and paving. 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

	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		



CITY OF TURLOCK INITIAL STUDY CHECKLIST

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
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Response:

a), b) **The wireless communication facility is proposed on a 2.6-acre property fully developed with a 7,000 square foot building. The site is surrounded by commercial and residential uses and adjacent to Geer Road, a 4-lane arterial. Project-related construction will result in short-term increases in noise levels and vibration on and immediately surrounding the project site; however, this increase is temporary in nature. A minor increase in noise may occur due to the additional operating equipment, but is not expected to exceed the noise levels associated with urbanization. Furthermore, the General Plan and City Noise Ordinance (TMC 5-28-100ART) establish noise standards that must be met for all new development during construction and operation of the project.**

The wireless communication facility is subject to the City's noise ordinance which prohibits construction on weekdays from 7:00 p.m. to 7:00 a.m., on weekends and holidays from 8:00 p.m. to 9:00 a.m. Once constructed and operating a maintenance technician will visit the facility 1-2 times a month. The new wireless communication facility is not anticipated to generate noise levels in excess of the standards established in the General Plan or City Noise Ordinance. (*General Plan pg. 9-5, General Plan EIR pg. 3.6-17 through 3.16-19, TMC §5-28-100ART*)

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 2.5 miles northeast of the project site. The property is located over 2 miles north 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. The project will not expose people residing or working in the project area to excessive noise levels due to a public airport or private airstrip.**

Sources: *City of Turlock, General Plan, Noise Element, 2012; City of Turlock, Municipal Code, Title 5, Chapter 28, Noise Regulations; Stanislaus County Airport Land Use Compatibility Plan, adopted October 6, 2016; Merced County Airport Land Use Compatibility Plan, June 12, 2012; Turlock General Plan, Circulation Element, 2012.*

Mitigation:

1. **Compliance with the standards of the City of Turlock's Noise Ordinance (TMC5-28-100ART).**

	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
14. Population and Housing – Would the project:				



CITY OF TURLOCK INITIAL STUDY CHECKLIST

a) Induce substantial 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 housing, necessitating the construction of replacement housing elsewhere?				X

Response:

a) **The proposed project would not directly or indirectly cause substantial population growth not identified in the Turlock General Plan. The proposed project is the construction of a wireless communication facility. The infill project is proposed on a fully developed property, located in an urbanized area, and surrounded by commercial and residential uses. The use is consistent with the uses anticipated for this area, the underlying General Plan land use designation, 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 proposed 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 proposed project is the construction of a wireless communication facility on a fully developed property. The project site is surrounded by existing urban uses and all roads and infrastructure are immediately available along the property frontage. There are no existing residences on the site.**

Sources: *City of Turlock, General Plan, 2012 & Housing Element, 2016; General Plan Policy 5.6-n*

Mitigation:

None

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



CITY OF TURLOCK INITIAL STUDY CHECKLIST

Response:

a) The project area is located approximately 1-mile from Fire Station 4 (North Walnut Road) and approximately ¼-mile from Fire Station 3 (Monte Vista Avenue). The Fire Department reviews all development applications to determine the adequacy of fire protection for the proposed development. The Fire Department has commented on this project but 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)*

b) The wireless communication facility is proposed on an infill property in an urbanized area. The impacts from the development of a wireless communication facility on police services will be less-than-significant. *(General Plan EIR pgs. 3.14-14 through 3.14-19)*

c) As a commercial land use, the wireless communication facility does not include residential dwellings and will not generate a 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)*

d) Demand for park and recreational facilities are generally the direct result of residential development. The construction of the wireless communication facility does not include residential dwellings; therefore, 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)*

e) Construction of the wireless communication facility will not significantly 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)*

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*

Mitigation:

None

	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
16. Recreation				



CITY OF TURLOCK INITIAL STUDY CHECKLIST

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) The construction of the wireless communication facility is a commercial project and would not result in a significant increase in the use of existing neighborhood or regional parks. The project does not include recreational facilities or require the construction or expansion of recreational facilities. However, development fees are collected from all new development to provide additional park lands and facilities.				
Sources: <i>City of Turlock General Plan 2012: City of Turlock Parks Master Plan, 2003</i>				
Mitigation: None				

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



CITY OF TURLOCK INITIAL STUDY CHECKLIST

Response:

a), b), c) The wireless communication facility is proposed on a 2.6-acre property fully developed with a 7,000 square foot health club. The property is adjacent to Geer Road, a 4-lane arterial. The site is served by BLST bus Route A. There is a bus stop directly across Geer Road and another stop at the intersection of Geer Road and Hawkeye Avenue, approximately 200-feet north of the project. The project site is located within an area identified in the Turlock General Plan for commercial uses. Roadway and public rights-of-way improvements along the Geer Road frontage are already constructed. No significant traffic issues will be generated by the project and the project is not expected to increase vehicle miles traveled. A maintenance technician will visit the facility 1-2 times a month using the existing driveway. *(General Plan EIR pgs. 3.3-23 through 3.3-33)*

d) The Turlock Fire Department reviews all development proposals for adequate emergency access. The Fire Department has not expressed concerns that the project does not provide adequate emergency access. The project will either meet or exceed the Fire Department needs for emergency vehicle access throughout the project site.

Sources: *City of Turlock, Capital Improvement Program (CIP); City of Turlock, General Plan, 2012; StanCOG, Regional Transportation Plan and Sustainable Communities Strategy, 2014; Stanislaus Assn. of Governments, Congestion Mgmt. Plan.*

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	



CITY OF TURLOCK INITIAL STUDY CHECKLIST

Response:

a) The Turlock General Plan EIR found that there are no known Native American cultural resources within the City of Turlock. The property is not listed or eligible for listing on the California Register of Historical Resources. Additionally, the project site is fully developed and has undergone multiple improvements that have resulted in ground disturbance.

In compliance with AB52 notices were sent to the North Valley Yokuts Tribe on August 12, 2019 with the project description. The City of Turlock has not received comments from the North Valley Yokuts Tribe. 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. (General Plan EIR pgs. 3.8-13 through 3.8-15)

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

Mitigation:

None

	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
19. Utilities and Service Systems – Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities the construction or relocation of which could cause significant environmental effects?			X	
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?			X	
c) Result in a determination by the wastewater treatment provider which services or may serve the project determined that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?				X
e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?				X



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<p>Response: a), b), c) The project is the construction of a wireless communication facility on a fully developed property. The project will not result or require the relocation or construction of water, wastewater treatment, storm water drainage, electric power, natural gas, or telecommunications facilities. The project site is adjacent to Geer Road and has access to existing infrastructure. The use is a wireless communication facility, water and wastewater treatment facilities are not required or proposed. (General Plan EIR pgs. 3.15-11 through 3.15-15)</p>
<p>d), e) The project is the construction of a wireless communication facility on a fully developed property. Due to the nature of the project no generation of solid waste is anticipated.</p>
<p>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.</p>
<p>Mitigation: None</p>

	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 structure to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?				X
<p>Response: a) The wireless communication facility is proposed on a property in an urbanized area and surround by commercial and residential uses. The project will not impair the implementation of an adopted emergency response evacuation plan (General Plan pg. 10-18, General Plan EIR pgs. 3.11-22 through 3.11-25)</p>				
<p>b), c), 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</p>				



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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*

Mitigation:
None

	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 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, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?			X	
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of the past projects, the effects of other current projects, and the effects of probable future projects)?			X	
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	



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The wireless communication facility is proposed on a property in an urbanized area surrounded by commercial and residential uses. The 2.6-acre property is fully developed with a 7,000 square foot In-Shape Health Club, ornamental landscaping, and paving. As discussed in Section 1, no scenic vistas, scenic resources, or the visual character of the area will be substantially impacted and the project will not result in excessive light or glare. The project site is located within an urbanized area and surrounded by urban uses. No evidence of significant historic or cultural resources were identified on or near the project site. As a result of many years of agricultural production virtually all of the land in the General Plan area has been altered. Additionally, the site has been fully developed since 1975 with a 7,000 square foot building, paving and ornamental landscaping. Due to the multiple improvements onsite, ground disturbance has already occurred on the property. 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. As discussed in Section 4, there are no rivers, lakes or streams located within the City of Turlock; therefore, the project would have no impact on riparian habitats or species.

The context for assessing air quality impacts is the immediate project vicinity with respects to emissions generated by the construction and operation of the proposed project. Minor increase in pollutants and emissions may occur during construction of the project; however, these will be short-term in nature. Once constructed a service technician will visit the site 1-2 times a month. The San Joaquin Valley Air Pollution Control District (SJVAPCD) has reviewed the project application and did not offer comments with regards to the project. Nevertheless, the project must comply with the standards and regulations of the SJVAPCD.

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.