

CALIFORNIA DEPARTMENT OF FOOD AND AGRICULTURE

Turlock North Valley Laboratory Replacement Project



Final Environmental Impact Report

SCH No. 2021020514



July 2022

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CALIFORNIA DEPARTMENT OF FOOD AND AGRICULTURE

**Turlock North Valley
Laboratory Replacement Project**

Final Environmental Impact Report

Prepared for:

State of California
Department of General Services
707 Third Street
West Sacramento, CA 95605

On behalf of the Lead Agency:

California Department of Food and Agriculture
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Sacramento, CA 95814

Prepared by:

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July 2022

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California Department of Food and Agriculture
Turlock North Valley Laboratory Replacement
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Chapter 1 INTRODUCTION

The California Department of Food and Agriculture (CDFA) as the lead agency, with assistance from the Department of General Services – Real Estate Services Division (DGS), has prepared this Final Environmental Impact Report (FEIR) to provide other responsible agencies and the public with information about the potential environmental effects of construction and operation of the proposed CDFA Turlock North Valley Laboratory Replacement Project (Proposed Project). The document has been prepared in compliance with the California Environmental Quality Act (CEQA) of 1970 (as amended) and the CEQA Guidelines (14 California Code of Regulations [CCR] 15000 et seq.). Together with the Draft Environmental Impact Report (DEIR), this document constitutes the FEIR for the Proposed Program.

1.1 FEIR CONTEXT

The Proposed Project involves the construction and operation of a replacement necropsy, laboratory, and office facility to serve the California Animal Health and Food Safety (CAHFS); new offices to serve CDFA; and associated improvements. The Proposed Project would relocate the existing CAHFS Turlock Laboratory facility to a new site and facility with adequate space for necropsy, laboratory, and office functions, enabling the agencies to provide full services to the livestock and poultry farmers in the region and consolidate two CDFA Animal Health and Food Safety Services Division (AHFSS or Division) field offices to a central location. The Proposed Project would provide adequate workspace, equipment storage, and vehicle parking for approximately 44 current employees assigned to this office, increasing to 56 total employees in the future.

The Proposed Project was evaluated in a DEIR in accordance with CEQA and the CEQA Guidelines and was circulated for a 45-day public review period.

CEQA requires the lead agency to prepare an FEIR, addressing all substantive comments received on the DEIR, before approving a project. The FEIR must include a list of all individuals, organizations, and agencies that provided comments on the DEIR, and must contain copies of all comments received during the public review period along with the lead agency's responses.

1.2 SUMMARY OF PUBLIC PARTICIPATION

1.2.1 Notice of Preparation and Public Scoping

Scoping refers to the public outreach process used under CEQA to determine the coverage and content of an environmental impact report (EIR). The scoping comment period offers an important early opportunity for public review and comment on the focus of the CEQA analysis. An NOP and Initial Study (IS) for the Proposed Project were prepared in accordance with CEQA Guidelines Section 15082. The NOP was circulated to the public; local, state, and federal agencies; and other interested parties through the Governor's Office of Planning and Research's State Clearinghouse on February 26, 2021, which initiated the public scoping period. The public review period continued for 40 days and ended on April 7, 2021. A copy of the NOP was included in Appendix A, *Scoping Summary*, of the DEIR. Comment letters received in response to the NOP were also compiled in the scoping summary and were considered during preparation of the DEIR.

A scoping meeting was held virtually via Zoom on March 16, 2021, from 5:30 p.m. to 7:30 p.m. In addition to DGS and contractor staff, approximately seven individuals attended some portion of the scoping meeting. No attendees provided comments.

1.2.2 Notice of Availability of the DEIR and Public Review

Upon completion of the DEIR, CDFA issued a Notice of Availability (NOA), providing agencies and the public with formal notification that the document was available for review. The notice was sent to the Governor's Office of Planning and Research (OPR) State Clearinghouse, responsible and trustee agencies, persons and organizations that requested a copy, and the Stanislaus County Clerk's office for posting. A notice was also published in the *Modesto Bee* and the *Turlock Journal*.

CDFA prepared a DEIR, as informed by public and agency input received during the scoping period, to disclose potentially significant environmental impacts associated with the Proposed Project. The DEIR underwent public review for 45 days, beginning on February 9, 2022, and ending on March 28, 2022. During this period, a public meeting was held via Zoom on March 1, 2022.

In addition, an electronic copy of the DEIR was available for review and download from the DGS website (<http://bit.ly/DGSCEQA>). Copies were also available for review at the Turlock Public Library and the existing CAHFS laboratory.

1.2.3 Comments on the DEIR

Written comments or questions concerning the DEIR were accepted during the public review period at the following address:

Dakota Smith, Senior Environmental Planner
State of California Department of General Services
Real Estate Services Division, Professional Services Branch
707 Third Street, 4th Floor
West Sacramento, CA 95605
Email: Dakota.Smith@dgs.ca.gov

Six comment letters were received during the public review period. Chapter 2 provides additional information about comments received on the DEIR.

1.3 FEIR REVIEW AND CERTIFICATION

The FEIR will be distributed to public agencies that provided comments at least 10 days prior to certifying the FEIR. At the close of the 10-day public agency review period, CDFA staff will recommend to the Deputy Secretary of Administration and Finance whether or not to certify the FEIR. The Deputy Secretary will then review the FEIR, consider staff recommendations and public testimony, and decide whether to certify the FEIR.

For significant impacts identified in the EIR that cannot be mitigated, findings of fact and a statement of overriding considerations must be included in the administrative record of the Proposed Project and, if CDFA chooses to certify the EIR and approve the Proposed Project, mentioned in the Notice of Determination (NOD) to be filed with OPR and at the office of the Stanislaus County Clerk (14 CCR Section 15093[c]).

1.4 ORGANIZATION AND CONTENT OF THE FEIR

This FEIR contains the following chapters:

Chapter 1, *Introduction*. This chapter describes the context of the FEIR; summarizes the public participation process to date, including the NOP and public scoping, the DEIR and public review, and comments on the DEIR; explains the FEIR review and certification process; and describes the organization of the document.

Chapter 2, *Comments on the DEIR and Responses*. This chapter contains the substantive comments received on the DEIR and provides CDFA's responses to those comments.

Chapter 3, *Revisions to the DEIR*. This chapter presents revisions to the text of the DEIR made in response to comments received during the public review period or initiated by CDFA.

Chapter 4, *Report Preparation*. This chapter lists the firms and individuals who assisted in the preparation of this FEIR.

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Acronyms and Abbreviations

ACRONYM	DEFINITION
A	
AHFSS	Animal Health and Food Safety Services Division
C	
CAHFS	California Animal Health and Food Safety
Cal/OSHA	California Department of Industrial Relations, Division of Occupational Safety and Health
CARB	California Air Resources Board
CCR	California Code of Regulations
CDC	Center for Disease Control
CDFA	California Department of Agriculture
CEQA	California Environmental Quality Act
D	
DEIR	draft environmental impact report
DGS	California Department of General Services
E	
EIR	environmental impact report
F	
FEIR	final environmental impact report
H	
HRA	health risk assessment
I	
IS	initial study
N	
NIH	National Institute of Health
NOA	Notice of Availability
NOD	Notice of Determination
NOP	Notice of Preparation
NPDES	National Pollutant Discharge Elimination System
O	
OPR	Governor's Office of Planning and Research
OSHA	U.S. Department of Labor, Occupational Safety and Health Administration

ACRONYM	DEFINITION
P	
Proposed Project	CDFA Turlock North Valley Laboratory Replacement Project
R	
RWQCB	Regional Water Quality Control Board
S	
SJVAPCD	San Joaquin Valley Air Pollution Control District
SWPPP	stormwater pollution prevention plan

Chapter 2 DEIR Comments and Responses

2.1 Introduction

CEQA requires the lead agency to prepare an FEIR, addressing all substantive comments received on the DEIR. The FEIR must include a list of all individuals, organizations, and agencies that provided comments on the DEIR, and must contain copies of all comments received during the public review period, along with the lead agency's responses.

This chapter provides a list of comments received, copies of the comments, and responses to those comments that address environmental issues.

Individual comments within each submittal are marked and numbered in the margin of the comment letter. The marked individual comments correspond to the responses to those comments (e.g., Comment A-1 from Letter A corresponds to the response to Comment A-1).

2.2 List of Comments Received

CDFA received six comment submittals, including letters and emails, during or immediately following the public review period. **Table 2-1** lists the identifier for each submittal; the name and affiliation of the individual who submitted each comment; and the date the comment was sent.

Table 2-1. List of DEIR Comment Submittals Received During the Public Review Period

Comment Letter	Commenter Name and Affiliation	Date Sent
A	Greg Hendricks, Environmental Scientist, Central Valley Regional Water Quality Control Board	March 29, 2022
B	Brian Clements, Director of Permit Services, San Joaquin Valley Air Pollution Control District	April 4, 2022
C	Michael Daniel, local resident	March 1, 2022
D	Debi Fletcher, local resident	March 24, 2022
E	Villie Lessi, local resident	March 2022
F	Lowell Pierce, local resident	March 18, 2022

2.3 Comments and Responses

This section contains a copy of each comment letter received during the DEIR review period. Following each submittal are CDFA's responses to each comment that addresses an environmental issue. Revisions to the DEIR that are indicated in these responses are provided in Chapter 3 of this FEIR.

Letter A – Greg Hendricks, Central Valley Regional Water Quality Control Board



Letter A



Central Valley Regional Water Quality Control Board

29 March 2022

Kevin Masuhara
 Department of Food and Agriculture (CDFA)
 1220 N Street
 Sacramento, CA 95814
kevin.masuhara@cdfa.ca.gov

COMMENTS TO REQUEST FOR REVIEW FOR THE DRAFT ENVIRONMENTAL IMPACT REPORT, TURLOCK NORTH VALLEY LABORATORY REPLACEMENT PROJECT, SCH#2021020514, STANISLAUS COUNTY

Pursuant to the State Clearinghouse's 9 February 2022 request, the Central Valley Regional Water Quality Control Board (Central Valley Water Board) has reviewed the *Request for Review for the Draft Environmental Impact Report* for the Turlock North Valley Laboratory Replacement Project, located in Stanislaus County.

Our agency is delegated with the responsibility of protecting the quality of surface and groundwaters of the state; therefore our comments will address concerns surrounding those issues.

A-1

I. Regulatory Setting

Basin Plan

The Central Valley Water Board is required to formulate and adopt Basin Plans for all areas within the Central Valley region under Section 13240 of the Porter-Cologne Water Quality Control Act. Each Basin Plan must contain water quality objectives to ensure the reasonable protection of beneficial uses, as well as a program of implementation for achieving water quality objectives with the Basin Plans. Federal regulations require each state to adopt water quality standards to protect the public health or welfare, enhance the quality of water and serve the purposes of the Clean Water Act. In California, the beneficial uses, water quality objectives, and the Antidegradation Policy are the State's water quality standards. Water quality standards are also contained in the National Toxics Rule, 40 CFR Section 131.36, and the California Toxics Rule, 40 CFR Section 131.38.

The Basin Plan is subject to modification as necessary, considering applicable laws, policies, technologies, water quality conditions and priorities. The original Basin Plans were adopted in 1975, and have been updated and revised periodically as required, using Basin Plan amendments. Once the Central Valley Water Board has adopted a Basin Plan amendment in noticed public hearings, it must be approved by the State Water Resources Control Board (State Water Board), Office of

MARK BRADFORD, CHAIR | PATRICK PULUPA, ESQ., EXECUTIVE OFFICER

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Administrative Law (OAL) and in some cases, the United States Environmental Protection Agency (USEPA). Basin Plan amendments only become effective after they have been approved by the OAL and in some cases, the USEPA. Every three (3) years, a review of the Basin Plan is completed that assesses the appropriateness of existing standards and evaluates and prioritizes Basin Planning issues. For more information on the *Water Quality Control Plan for the Sacramento and San Joaquin River Basins*, please visit our website:

http://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/

Antidegradation Considerations

All wastewater discharges must comply with the Antidegradation Policy (State Water Board Resolution 68-16) and the Antidegradation Implementation Policy contained in the Basin Plan. The Antidegradation Implementation Policy is available on page 74 at:

https://www.waterboards.ca.gov/centralvalley/water_issues/basin_plans/sacsjr_2018_05.pdf

In part it states:

Any discharge of waste to high quality waters must apply best practicable treatment or control not only to prevent a condition of pollution or nuisance from occurring, but also to maintain the highest water quality possible consistent with the maximum benefit to the people of the State.

This information must be presented as an analysis of the impacts and potential impacts of the discharge on water quality, as measured by background concentrations and applicable water quality objectives.

The antidegradation analysis is a mandatory element in the National Pollutant Discharge Elimination System and land discharge Waste Discharge Requirements (WDRs) permitting processes. The environmental review document should evaluate potential impacts to both surface and groundwater quality.

II. Permitting Requirements

Construction Storm Water General Permit

Dischargers whose project disturb one or more acres of soil or where projects disturb less than one acre but are part of a larger common plan of development that in total disturbs one or more acres, are required to obtain coverage under the General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Construction General Permit), Construction General Permit Order No. 2009-0009-DWQ. Construction activity subject to this permit includes clearing, grading, grubbing, disturbances to the ground, such as stockpiling, or excavation, but does not include regular maintenance activities performed to restore the original line, grade, or capacity of the facility. The Construction General Permit requires the development and implementation of a Storm Water Pollution Prevention Plan (SWPPP). For more information on the Construction General Permit, visit the State Water Resources Control Board website at:

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http://www.waterboards.ca.gov/water_issues/programs/stormwater/constpermits.shtml

Phase I and II Municipal Separate Storm Sewer System (MS4) Permits¹

The Phase I and II MS4 permits require the Permittees reduce pollutants and runoff flows from new development and redevelopment using Best Management Practices (BMPs) to the maximum extent practicable (MEP). MS4 Permittees have their own development standards, also known as Low Impact Development (LID)/post-construction standards that include a hydromodification component. The MS4 permits also require specific design concepts for LID/post-construction BMPs in the early stages of a project during the entitlement and CEQA process and the development plan review process.

For more information on which Phase I MS4 Permit this project applies to, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/municipal_permits/

For more information on the Phase II MS4 permit and who it applies to, visit the State Water Resources Control Board at:

http://www.waterboards.ca.gov/water_issues/programs/stormwater/phase_ii_municipal.shtml

Industrial Storm Water General Permit

Storm water discharges associated with industrial sites must comply with the regulations contained in the Industrial Storm Water General Permit Order No. 2014-0057-DWQ. For more information on the Industrial Storm Water General Permit, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/centralvalley/water_issues/storm_water/industrial_general_permits/index.shtml

Clean Water Act Section 404 Permit

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 States Army Corps of Engineers (USACE). If a Section 404 permit is required by the USACE, the Central Valley Water Board will review the permit application to ensure that discharge will not violate water quality standards. If the project requires surface water drainage realignment, the applicant is advised to contact the Department of Fish and Game for information on Streambed Alteration Permit requirements. If you have any questions regarding the Clean Water Act

¹ Municipal Permits = The Phase I Municipal Separate Storm Water System (MS4) Permit covers medium sized Municipalities (serving between 100,000 and 250,000 people) and large sized municipalities (serving over 250,000 people). The Phase II MS4 provides coverage for small municipalities, including non-traditional Small MS4s, which include military bases, public campuses, prisons and hospitals.

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Section 404 permits, please contact the Regulatory Division of the Sacramento District of USACE at (916) 557-5250.

Clean Water Act Section 401 Permit – Water Quality Certification

If an USACE permit (e.g., Non-Reporting Nationwide Permit, Nationwide Permit, Letter of Permission, Individual Permit, Regional General Permit, Programmatic General Permit), or any other federal permit (e.g., Section 10 of the Rivers and Harbors Act or Section 9 from the United States Coast Guard), is required for this project due to the disturbance of waters of the United States (such as streams and wetlands), then a Water Quality Certification must be obtained from the Central Valley Water Board prior to initiation of project activities. There are no waivers for 401 Water Quality Certifications. For more information on the Water Quality Certification, visit the Central Valley Water Board website at:

https://www.waterboards.ca.gov/centralvalley/water_issues/water_quality_certification/

Waste Discharge Requirements – Discharges to Waters of the State

If USACE determines that only non-jurisdictional waters of the State (i.e., “non-federal” waters of the State) are present in the proposed project area, the proposed project may require a Waste Discharge Requirement (WDR) permit to be issued by Central Valley Water Board. Under the California Porter-Cologne Water Quality Control Act, discharges to all waters of the State, including all wetlands and other waters of the State including, but not limited to, isolated wetlands, are subject to State regulation. For more information on the Waste Discharges to Surface Water NPDES Program and WDR processes, visit the Central Valley Water Board website at: https://www.waterboards.ca.gov/centralvalley/water_issues/waste_to_surface_water/

Projects involving excavation or fill activities impacting less than 0.2 acre or 400 linear feet of non-jurisdictional waters of the state and projects involving dredging activities impacting less than 50 cubic yards of non-jurisdictional waters of the state may be eligible for coverage under the State Water Resources Control Board Water Quality Order No. 2004-0004-DWQ (General Order 2004-0004). For more information on the General Order 2004-0004, visit the State Water Resources Control Board website at:

https://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2004/wqo/wqo2004-0004.pdf

Dewatering Permit

If the proposed project includes construction or groundwater dewatering to be discharged to land, the proponent may apply for coverage under State Water Board General Water Quality Order (Low Threat General Order) 2003-0003 or the Central Valley Water Board's Waiver of Report of Waste Discharge and Waste Discharge Requirements (Low Threat Waiver) R5-2018-0085. Small temporary construction dewatering projects are projects that discharge groundwater to land from excavation activities or dewatering of underground utility vaults. Dischargers seeking coverage

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under the General Order or Waiver must file a Notice of Intent with the Central Valley Water Board prior to beginning discharge.

For more information regarding the Low Threat General Order and the application process, visit the Central Valley Water Board website at:

http://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2003/wgo/wgo2003-0003.pdf

For more information regarding the Low Threat Waiver and the application process, visit the Central Valley Water Board website at:

https://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/waivers/r5-2018-0085.pdf

Limited Threat General NPDES Permit

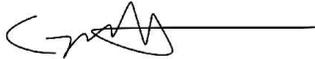
If the proposed project includes construction dewatering and it is necessary to discharge the groundwater to waters of the United States, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. Dewatering discharges are typically considered a low or limited threat to water quality and may be covered under the General Order for *Limited Threat Discharges to Surface Water* (Limited Threat General Order). A complete Notice of Intent must be submitted to the Central Valley Water Board to obtain coverage under the Limited Threat General Order. For more information regarding the Limited Threat General Order and the application process, visit the Central Valley Water Board website at:

https://www.waterboards.ca.gov/centralvalley/board_decisions/adopted_orders/general_orders/r5-2016-0076-01.pdf

NPDES Permit

If the proposed project discharges waste that could affect the quality of surface waters of the State, other than into a community sewer system, the proposed project will require coverage under a National Pollutant Discharge Elimination System (NPDES) permit. A complete Report of Waste Discharge must be submitted with the Central Valley Water Board to obtain a NPDES Permit. For more information regarding the NPDES Permit and the application process, visit the Central Valley Water Board website at: <https://www.waterboards.ca.gov/centralvalley/help/permit/>

If you have questions regarding these comments, please contact me at (916) 464-4709 or Greg.Hendricks@waterboards.ca.gov.



Greg Hendricks
Environmental Scientist

cc: State Clearinghouse unit, Governor's Office of Planning and Research,
Sacramento

Response to Comment A-1

The commenter from the Central Valley Regional Water Quality Control Board (RWQCB) identifies the regulatory setting within which the RWQCB has jurisdiction. The letter also describes permitting requirements that may apply to various types of projects. Chapter 11, *Hydrology and Water Quality*, of the DEIR described the RWQCB's jurisdiction with regard to the Proposed Project and acknowledged the need to obtain permits. Specifically, the DEIR addresses the need to obtain coverage under the General Waste Discharge Requirements for Discharges to Surface Waters that Pose an Insignificant (De Minimis) Threat to Water Quality (Order No. R8-2009-0003, NPDES No. CAG998001) (De Minimis Permit) and a National Pollutant Discharge Elimination System (NPDES) permit under Section 402 of the Clean Water Act.

Letter B – Brian Clements, San Joaquin Valley Air Pollution Control District



Letter B



April 4, 2022

Dakota Smith
California Department of General Services
Real Estate Services Division, Project Management & Development Branch
707 Third Avenue, 4th Floor, MS 509
West Sacramento, CA 95605

Project: Draft Environmental Impact Report for the California Department of Food and Agriculture Turlock Laboratory Replacement Project

District CEQA Reference No: 20220198

Dear Mr. Smith:

The San Joaquin Valley Unified Air Pollution Control District (District) has reviewed the Draft Environmental Impact Report (DEIR) for the project referenced above from the California Department of Food and Agriculture (CDFA). CDFA, with assistance from the Department of General Services – Real Estate Services Division (DGS), is the lead agency for preparation of the DEIR. The project consists of the relocation of the existing 38,600 square foot California Health and Food Safety Turlock Laboratory, to a new 48,859 square foot laboratory on approximately 7.5 acres (Project). Per the DEIR, the Project will have adequate space for necropsy, laboratory, and office functions to provide full services to the livestock and poultry farmers in the region, and consolidate two animal health and food safety services field offices to a central location. The Project is located at 830 Dianne Drive, in Turlock, CA (APN 089-021-004-000).

The District offers the following comments:

1) Project Emissions

The DEIR, specifically *Table 5-5: Maximum Annual Construction Emissions* and *Table 5-6: Operational Annual Emissions* demonstrates Project criteria pollutant emissions are not expected to exceed the District thresholds of significance.

Although the construction-related emissions are expected to have a less than significant impact, the District suggests that the CDFA advise project proponents with



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Executive Director/Air Pollution Control Officer

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construction-related exhaust emissions and activities resulting in less than significant impact on air quality to utilize the cleanest reasonably available off-road construction fleets and practices (i.e. eliminating unnecessary idling) to further reduce impacts from construction-related exhaust emissions and activities.

B-1,
cont'd

2) Health Risk Assessment

To provide a complete review of the Project's Health Risk Assessment (HRA), the District requested the HRA electronic modeling input and output files for the Project. Since the HRA electronic modeling input and output files were not provided, the District is unable to verify the Project health risk results and, as a result, could not confirm whether or not the project-related health impacts exceeded District significance thresholds.

B-2

3) Vegetative Barriers and Urban Greening

There are sensitive receptors (e.g. single family residence) located near the Project. The District suggests the CDFA consider the feasibility of incorporating vegetative barriers and urban greening as a measure to further reduce air pollution exposure on sensitive receptors.

B-3

While various emission control techniques and programs exist to reduce air quality emissions from mobile and stationary sources, vegetative barriers have been shown to be an additional measure to potentially reduce a population's exposure to air pollution through the interception of airborne particles and the uptake of gaseous pollutants. Examples of vegetative barriers include, but not limited to the following: trees, bushes, shrubs, or a mix of these. Generally, a higher and thicker vegetative barrier with full coverage will result in greater reductions in downwind pollutant concentrations. In the same manner, urban greening is also a way to help improve air quality and public health in addition to enhancing the overall beautification of the Project site with drought resistant low maintenance greenery.

4) District Rules and Regulation

The District issues permits for many types of air pollution sources and regulates some activities not requiring permits. A project subject to District rules and regulation would reduce its impacts on air quality through compliance with regulatory requirements. In general, a regulation is a collection of rules, each of which deals with a specific topic. Here are a couple of example, Regulation II (Permits) deals with permitting emission sources and includes rules such as District permit requirements (Rule 2010), and New and Modified Stationary Source Review (Rule 2201).

B-4

The list of rules below is neither exhaustive nor exclusive. Current District rules can be found online at: www.valleyair.org/rules/1ruleslist.htm. To identify other District rules or regulations that apply to this Project or to obtain information about District

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permit requirements, the applicant is strongly encouraged to contact the District's Small Business Assistance (SBA) Office at (209) 557-6446.

4a) District Rules 2010 and 2201 - Air Quality Permitting for Stationary Sources

Stationary Source emissions include any building, structure, facility, or installation which emits or may emit any affected pollutant directly or as a fugitive emission. District Rule 2010 requires operators of emission sources to obtain an Authority to Construct (ATC) and Permit to Operate (PTO) from the District. District Rule 2201 requires that new and modified stationary sources of emissions mitigate their emissions using best available control technology (BACT).

This Project may be subject to District Rule 2010 (Permits Required) and Rule 2201 (New and Modified Stationary Source Review) and may require District permits.

Prior to commencing construction on any permit-required equipment or process, a finalized Authority to Construct (ATC) must be issued to the Project proponent by the District. For further information or assistance, the project proponent may contact the District's Small Business Assistance (SBA) Office at (209) 557-6446.

B-5

4b) District Rule 9510 (Indirect Source Review)

The purpose of District Rule 9510 (Indirect Source Review) is to reduce the growth in both NOx and PM10 emissions associated with development and transportation projects from mobile and area sources associated with construction and operation of development projects. The rule encourages clean air design elements to be incorporated into the development project. In case the proposed project clean air design elements are insufficient to meet the targeted emission reductions, the rule requires developers to pay a fee used to fund projects to achieve off-site emissions reductions.

The proposed Project is subject to District Rule 9510 because it will receive a project-level discretionary approval from a public agency and will equal or exceed 20,000 square feet of medical space. When subject to the rule, an Air Impact Assessment (AIA) application is required prior to applying for project-level approval from a public agency. In this case, if not already done, please inform the project proponent to immediately submit an AIA application to the District to comply with District Rule 9510.

B-6

An AIA application is required and the District recommends that demonstration of compliance with District Rule 9510, before issuance of the first building permit, be made a condition of Project approval.

Information about how to comply with District Rule 9510 can be found online at: <http://www.valleyair.org/ISR/ISRHome.htm>.

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The AIA application form can be found online at:
<http://www.vallevair.org/ISR/ISRFormsAndApplications.htm>.

4c) District Regulation VIII (Fugitive PM10 Prohibitions)

The project proponent may be required to submit a Construction Notification Form or submit and receive approval of a Dust Control Plan prior to commencing any earthmoving activities as described in Regulation VIII, specifically Rule 8021 – *Construction, Demolition, Excavation, Extraction, and Other Earthmoving Activities*.

The application for both the Construction Notification and Dust Control Plan can be found online at:
<https://www.vallevair.org/busind/comply/PM10/forms/DCP-Form.docx>

Information about District Regulation VIII can be found online at:
http://www.vallevair.org/busind/comply/pm10/compliance_pm10.htm

4d) Other District Rules and Regulations

The Project may also be subject to the following District rules: Rule 4102 (Nuisance), Rule 4601 (Architectural Coatings), and Rule 4641 (Cutback, Slow Cure, and Emulsified Asphalt, Paving and Maintenance Operations). In the event an existing building will be renovated, partially demolished or removed, the project may be subject to District Rule 4002 (National Emission Standards for Hazardous Air Pollutants).

5) District Comment Letter

The District recommends that a copy of the District's comments be provided to the Project proponent.

B-7

If you have any questions or require further information, please contact Harout Sagherian by e-mail at Harout.Sagherian@vallevair.org or by phone at (559) 230-5860.

Sincerely,

Brian Clements
Director of Permit Services



For Mark Montelongo
Program Manager

Response to Comment B-1

The commenter from the San Joaquin Valley Air Pollution Control District (SJVAPCD) requests that CDFA utilize the cleanest reasonably available off-road construction fleets and practices. Mitigation Measure AQ-1 in Chapter 5, *Air Quality*, of the DEIR requires CDFA or its designee to implement toxic air contaminant control measures such as using grid power rather than generators, minimizing idling times, and using equipment with overall emissions less than or equal to the most recent fleet average of the California Air Resources Board (CARB). Implementing Mitigation Measure AQ-1 would reduce the impact to a less-than-significant level. No additional measures are needed.

Response to Comment B-2

The commenter requests the modeling input and output files for the health risk assessment (HRA) prepared for the Proposed Project. CDFA and its consultants have coordinated with SJVAPCD on the HRA.

Response to Comment B-3

The commenter suggests the use of vegetative barriers and urban greening to reduce air pollution exposure to sensitive receptors in the project area. Figure 2-3 in Chapter 2, *Project Description*, of the DEIR shows landscape zones between the project facilities and Dianne Drive and between the project facilities and the northern access drive. No additional measures are needed.

Response to Comment B-4

The commenter indicates that SJVAPCD Rules 2010 and 2201, among others, may be required for the Proposed Project. Chapter 5, *Air Quality*, of the DEIR states that the Proposed Project may be subject to various district rules and provides an extensive list, including Rules 2010 and 2201. CDFA or its contractors would coordinate with SJVAPCD during the design/build process to confirm which rules apply to the Proposed Project and ensure compliance.

Response to Comment B-5

The commenter indicates that CDFA would be required to obtain Authority to Construct from SJVAPCD under Rule 2010. As stated in the response to Comment B-4, CDFA or its contractors would coordinate with SJVAPCD during the design/build process to confirm which rules apply to the Proposed Project and ensure compliance.

Response to Comment B-6

The commenter indicates that the Proposed Project would be subject to Rule 9510, which requires an Air Impact Assessment. As stated in the response to Comment B-4, CDFA or its contractors would coordinate with SJVAPCD during the design/build process to confirm which rules apply to the Proposed Project and ensure compliance.

Response to Comment B-7

The commenter requests that the District's comments be provided to the project proponent. CDFA, while acting as the lead agency, is also the project proponent. No additional action is required.

Letter C – Michael Daniel, local resident

[REDACTED]

[REDACTED]

From: Michael Daniel [REDACTED]
Sent: Tuesday, March 1, 2022 8:17 PM
To: Smith, Dakota@DGS <Dakota.Smith@dgs.ca.gov>
Subject: Re: Turlock North Lab Replacement Project

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Hi Dakota,

Now that the DEIR has come out, can you give me answers to the rest of my questions?

Thanks

Michael Daniel

-----Original Message-----
From: Smith, Dakota@DGS <Dakota.Smith@dgs.ca.gov>
To: Michael Daniel [REDACTED]
Sent: Fri, May 14, 2021 9:24 am
Subject: RE: Turlock North Lab Replacement Project

Hi Michael,

Hope you're well! Just wanted to follow-up on your questions below.

Matters related to questions 1, 2, 3, 5, 6, and 7 and all other environmental impacts are currently being analyzed and will be disclosed and available for public comment and review in the draft Environmental Impact Report for the project, which we should have ready in the coming months. I can let you know when that is up and ready for public review/comment.

As for question 8, the state is not planning on purchasing any additional property in the area at this time.

And I'm working on getting the specifics on question 4, so I'll be in touch as soon as I can confirm those.

Let me know if you have any other questions though, thanks!

Best,
Dakota

From: Michael Daniel [REDACTED]
Sent: Friday, March 19, 2021 2:09 PM

1

To: Smith, Dakota@DGS <Dakota.Smith@dgs.ca.gov>
Subject: Turlock North Lab Replacement Project

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Hi Dakota,

I have a few questions about this Proposed Project that is South and adjacent to our almond orchard property on Dianne Drive.

1. There is a dirt road between our almond orchard and the Proposed Property. I believe this is part of our easement with that land. We have used this dirt road since 1978 to access our burn pile, irrigation valves, and is also used for our beekeepers to install/remove and inspect bee hives. Will the Proposed Project interfere with our access to this road? Example: Fences, roads and other obstructions.
2. Will the Cremator have any environmental impacts to our almond orchard and home during the winter South winds? In other words is it going to give off nasty odors and unwanted gaseous pollutants. Methane and other gases can destroy our buds on the trees for the following crop.
3. Will we be protected from Storm water runoff from the delivery access roads next to our almond orchard? Oils and chemicals running into our almond orchard during heavy rains.
4. What are the hours and days of business for this Proposed Project?
5. Right now the speed limit on Dianne Dr. is 45mph. We have considerable traffic right now. Getting out of our driveway, or walking across the street to get our mail is becoming more dangerous. Will the State try to reduce the speed limit or the amount of traffic on Dianne Dr. in cooperation with the City of Turlock?
6. Will the existing overhead telephone lines be removed or replaced? We have intermittent problems with this at least twice a year because it is old and beat up. If removed will the Proposed Project utilize the fiber optic across the street, will the downstream households have the fiber optic connected at the Proposed Project's cost?
7. We have a domestic well that is our only means for water. How is the Proposed Project going to guaranty that no chemicals are going to infiltrate the aquifer(groundwater)? If that becomes an issue, will the Proposed Project pay for the installation of city water to our residence? City water pipe running down Dianne Dr.
8. Is the State of California interested in purchasing our property for future further developments?

I may have more questions coming to you Dakota.

Thanks,

Michael Daniel
[REDACTED]
Turlock, Ca. 95380

Response to Comment C-1

The commenter asks whether the Proposed Project would affect access to a dirt road currently used by the commenter. As shown in Figure 2-3 and described in Chapter 2 of the DEIR, the road would be paved and fenced on the south side to restrict access to the project site. There is no recorded access easement for the dirt road. The commenter would need to work with the State on any requested access easements to State property.

Response to Comment C-2

The commenter requests information about potential impacts of the cremator on the adjacent almond orchard. Emissions from the cremator are described in Chapter 5, *Air Quality*, and Chapter 10, *Hazards and Hazardous Materials*, of the DEIR. Based on modeling conducted as part of the HRA provided in Appendix D, and because SJVAPCD permit conditions limit the number of hours and days of operation, impacts of cremator emissions would be less than significant.

Response to Comment C-3

The commenter notes concerns about the potential for contaminants in stormwater runoff to flow from the access road north of the project site onto the orchard property. As described in Chapters 10 and 11 of the DEIR, construction activities for the Proposed Project would be subject to a stormwater pollution prevention plan (SWPPP) that includes best management practices (e.g., sediment control, erosion control, and good housekeeping) to control the pollutants in stormwater runoff. During operation of the Proposed Project, all hazardous materials would either be contained within the buildings (e.g., solvents used for laboratory cleaning) or have appropriate containment measures. In addition, stormwater runoff from the project site would be contained in retention basins on the site. Therefore, stormwater runoff would not have a significant impact to the physical environment on adjacent properties.

Response to Comment C-4

The commenter requests information about the hours and days of business for the Proposed Project. The current laboratory facility operates during normal business hours, from 8 a.m. to 5 p.m., Monday through Friday. However, at the discretion of the on-call diagnostician, submissions of samples or animals may be accepted after hours or on weekends. The Proposed Project would operate under similar conditions.

Response to Comment C-5

The commenter asks whether the traffic level or speed limit on Dianne Drive would be reduced as part of the Proposed Project. The DEIR identified no significant impacts related to transportation during construction or operation of the Proposed Project. No changes to traffic level or speed limit are required.

Response to Comment C-6

The commenter inquires whether the overhead telephone lines would be removed or replaced, and whether adjacent residents would be connected as well. The project site would be connected to the existing telephone lines via underground conduit, in accordance with City of Turlock requirements. Because the project is a design/build contract, details about utility connections would be established during final design. The project would be replacing the overhead telephone lines in front of the State property only.

Response to Comment C-7

The commenter raises concerns about the potential for groundwater contamination from the Proposed Project. As described in Chapter 10 of the DEIR, all hazardous materials on site during construction would be stored, handled, and disposed of in accordance with regulations established by the California Department of Toxic Substances Control, U.S. Environmental Protection Agency, federal Occupational Safety and Health Administration (OSHA), California OSHA, California Office of Emergency Services, and the appropriate Certified Unified Program Agencies. Similar to the existing laboratory facility, most handling of hazardous materials during operation of the laboratory would take place indoors. The most likely potential pathway for exposure to groundwater would be through accidental spills. Given the regulations and procedures applicable to construction and operation of the facility, the facility design required to operate a BSL-2 facility, and the routine training and audits of safety practices, the risk of groundwater contamination would be less than significant.

Response to Comment C-8

The commenter asks whether the State may be interested in purchasing the adjoining property. This comment does not address the environmental analysis in the DEIR. No response is required.

Letter D – Debi Fletcher, local resident

Letter D

From: Jon Fletcher [REDACTED]
 Date: Mar 24, 2022 at 4:25:50 PM
 To: E Mail [REDACTED]

Debi Fletcher
 [REDACTED]
 Turlock, CA 95380

California Department of General Services-Real Estate Services Division
 ATTN: Dakota Smith, CDFA-Turlock Lab Replacement Draft EIR Comments
 707 Third Avenue, 4th Floor, MS 509
 West Sacramento, CA 95605

Dear Sirs:
 We are against this project at the location proposed.
 The project is next to one of the main transportation corridors in the California Central Valley.
 It contains possible biohazard contamination, you list this as BSL-2. It could be greater than this if animals brought in locally, or transferred in have worse diseases. There is a possibility of bioterrorism as you mention. The CDC would be involved if agents harmful to human health are found. You list three schools, four daycares, three parks, a ball field, and a adult care facility as sensitive receptors, this is concerning.
 Amazon is building a distribution center currently on Fulkerth Road. Would you want this near where you live?
 Our family owns land nearby which is why we received your letter
 We are against this.
 Sincerely,


 Debi Fletcher

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| D-1

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| D-2

|

| D-3

|

Response to Comment D-1

The commenter raises concerns about the potential for biohazard contamination from the Proposed Project. Similar to the existing Turlock laboratory facility, the Proposed Project would be constructed and would operate in compliance with Biosafety Level 2 (BSL-2) safety requirements established by the federal Centers for Disease Control and Prevention (CDC) and National Institutes of Health (NIH). The risk of more hazardous exposure would be reduced by following required safety and containment protocols.

Response to Comment D-2

The commenter states that the DEIR mentions bioterrorism. The project description states that one goal of the Proposed Project is “to meet current and evolving threats to public and animal health, such as emerging diseases, bioterrorism, and food safety.” This is a stated objective of CDFA, CAHFS, and AHFSS. The Proposed Project would provide additional space and infrastructure to support this objective. The threat of bioterrorism is speculative and not anticipated to result from construction and operation of the Proposed Project itself.

Response to Comment D-3

The commenter indicates that the CDC would be involved if agents harmful to human health are found. CAHFS’ mission is to safeguard public health and California’s agricultural industry with rapid and reliable diagnoses for animal diseases, including those that can affect humans. AHFSS protects the safety and security of meat, poultry, dairy products, and other foods of animal origin through prevention, detection, and eradication of livestock and poultry diseases and dairy contamination incidents. The CDC and NIH are the federal agencies responsible for developing and enforcing biosafety standards to ensure protection of human health. Design, construction, and operation of the project facilities would be subject to CDC/NIH design guidelines.

Letter E – Villie Lessi, local resident

3-2022
CDFA - Dakota Smith
1220 N St.
Sacramento, CA 95814

RE CDFA Turlock North Valley Lab
Replacement Project

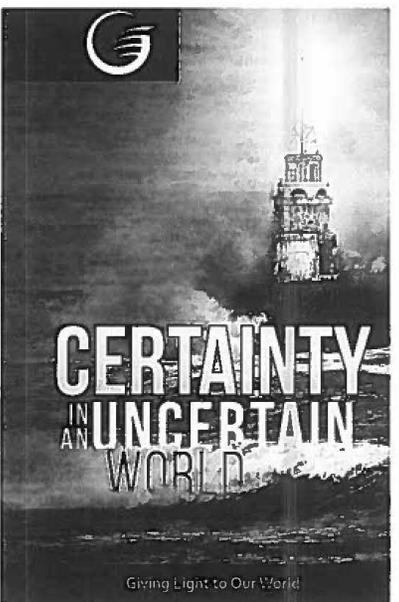
To whom it may Concern:

I was not a part of your virtual
meeting.

I understand you are planning
to build a new facility. *Do you
own this land? *I also am very
concerned that a state agency
would encroach on an area which
has for years been the vicinity where
wildlife, geese, inhabit. *I read something
that sounds like you will be handling
deceased animals, which is sad, & I am
concerned about odors. * Also of concern
is expanding the number of employees.
This is not something we, the taxpayers,
are interested in, as I believe our
money will be taken to fund this. The
State needs to be decreasing the size
→

of agencies, even dismantling many of them, especially as our state's fiscal economy is improving. Adding more of a burden to us, the taxpayers, & since you work for us, our wishes & concerns should be heeded. In addition to not expanding, salary increases need to be suspended & perhaps cutbacks instituted. Businesses need to decrease, not building new buildings & facilities.

Thank -
Villie Lessi
[Redacted]
Turlock CA 95381





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happen in the last years of this earth's history—prophecies that describe what's just about to happen on this earth. These prophecies extend from the time of Babylon (605-539 B.C.) down to our generation. They accurately predicted the rise and fall of the world's major empires. They pinpointed the exact timing of Jesus' ministry and death on earth. They foretold important details of centuries of European history in the Middle Ages, and they foretold the rise and role of the United States as the last world superpower before Christ's return as King of this world.

If you would like to learn more about these important prophecies, and have peace by knowing what the future holds, consider checking out *The Great Hope* meetings which are detailed on the back panel of this tract. These meetings will be held near you and will help you to understand more clearly earth's final events and how to be prepared to meet Jesus.

Scripture taken from the New King James Version®. Copyright © 1982 by Thomas Nelson. Used by permission. All rights reserved.
Cover image: ©Valentinuszanov/E+/Getty Images

Yet make no mistake about this one thing: Until Jesus returns, life won't be a picnic in the park. Lucifer remains intensely active behind the scenes (see Revelation 12:12). The Bible even warns that our ancient enemy will attempt to counterfeit Jesus' return by using "all [his] power, signs, and lying wonders" (2 Thessalonians 2:9). Don't be duped by the devil.

Unmistakable Arrival

God's word is clear. "Behold, He [Jesus Christ] is coming with clouds, and every eye will see Him" (Revelation 1:7, emphasis added). Jesus Himself also predicted that He will descend in the clouds "in the glory of His Father with His angels" (Matthew 16:27). Clearly, nobody will miss it. As myriads of powerful angels escort the King of Kings back to earth, no one will mistake His arrival. So again, don't be seduced by satanic counterfeits—even ones that work miracles.

Dear friend, although there is no earthly solution to earth's unsolvable woes, take heart. God knows our difficulties, trials, and struggles. Don't give up. Hold on and acquaint yourself with God's word. In addition to its predictions about Jesus' return, the Bible has many prophecies which give detailed information about what will

Certainty in an Uncertain World

It's no secret that Planet Earth is a mess these days. Major news networks almost constantly carry shocking reports of new Covid outbreaks, rioting and social unrest, deadly natural disasters, rising inflation, violent crimes, and political corruption. More people seem uncertain about the future than ever before. They are uncertain whether tensions in society will result in anarchy or civil war or whether they will even have access to food and supplies due to global supply chain disruptions. They are uncertain about whether they will suddenly lose family or friends to Covid or whether global warming will destroy us all first.

Prophecies and Promises

If you feel like you are in this situation and don't know what to expect from the future, have you considered *looking up*? As amazing as it seems, the Bible contains stunning prophecies that not only pinpoint our chaotic generation (see 2 Timothy 3:1-5), but also offer hope for everyone. In that sacred volume, God Himself has an ultimate solution for our out-of-control

world. He soon will send Jesus Christ back to earth to right all wrongs, destroy evil, and usher in permanent peace with no global warming, pandemics, pain, death, or fear. Based on current signs being fulfilled all around us (see Luke 21:25-28), *that Day is coming soon*.

Two thousand years ago, Jesus was about to die an agonizing death on the cross for our sins, be buried, rise, and ascend to heaven (see Mark 15 and 16). Just before all this, Jesus left us with this promise:

Let not your heart be troubled; you believe in God, believe also in Me. In My Father's house are many mansions; if it were not so, I would have told you. I go to prepare a place for you. And if I go and prepare a place for you, I will come again and receive you to Myself; that where I am, there you may be also (John 14:1-3).

Did you catch that? "I will come again," our Savior promised. But how will He come? By incarnating Himself? By appearing as a ghost? No. The Bible is clear that Jesus Christ's return will be cataclysmic, highly visible, and exceedingly loud. His coming will result in the physical resurrection of dead people worldwide.

Paul wrote:

For the Lord Himself will descend from heaven with a shout, with the voice of an archangel, and with the trumpet of God. And the dead in Christ will rise first. Then we who are alive and remain shall be caught up together with them in the clouds to meet the Lord in the air. And thus we shall always be with the Lord (1 Thessalonians 4:16, 17).

According to Paul, when Jesus returns to earth, His feet won't even touch the ground. On the contrary, God's people will be "caught up" to Him. So if you see someone walking around on earth claiming to be Christ, don't be fooled. It won't be Him, but an imposter (see Matthew 24:24-27). Adding more clarity, Peter also predicted:

But the day of the Lord will come as a thief in the night, in which the heavens will pass away with a great noise, and the elements will melt with fervent heat; both the earth and the works that are in it will be burned up. . . . Nevertheless we, according to His promise, look for new heavens and a new earth in which righteousness dwells (2 Peter 3:10, 13).

A Total Remake

Notice that Heaven's plan isn't to slap a Band-Aid on a global crisis. God won't use peace treaties, the United Nations, earthly governments, moral legislation, law enforcement officers, or any proposal initiated by fallen men to permanently solve earth's deadly woes. Ultimately, such measures won't work anyway. Instead, He will utterly eradicate evil by melting "the elements . . . with fervent heat." All pollution, global toxicity, gross immorality, and wickedness will be "burned up." Then God Himself will recreate "new heavens and a new earth in which righteousness dwells." Now don't miss this:

And God will wipe away every tear from their eyes; there shall be no more death, nor sorrow, nor crying. There shall be no more pain, for the former things have passed away. Then He who sat on the throne said, "Behold, I make all things new" (Revelation 21:4,5).

How exciting! In spite of the dreariness we observe around us, there's hope for us all. Amid trials that thicken daily, God longs for us to *look up!* Don't be discouraged. Read His book. Pray. Confess your sins. Trust Jesus. He will forgive and help you.

Response to Comment E-1

The commenter asks whether CDFA owns the Proposed Project site. CDFA purchased the 27-acre parcel on Dianne Drive in March 2020.

Response to Comment E-2

The commenter raises concerns about developing an area used by wildlife as habitat. The City of Turlock designated the project area, including the project site, as Office Commercial in 2012. Chapter 6, *Biological Resources*, of the DEIR addresses potential impacts on wildlife and identifies mitigation measures to reduce those impacts to less-than-significant levels. This land was in agricultural use when purchased, not an open field.

Response to Comment E-3

The commenter is concerned about odors. While the Proposed Project would handle animal tissue, it would be stored and disposed of in accordance with applicable rules and procedures for veterinary and laboratory facilities. The SJVAPCD has compiled a list of potential odor sources and recommends that these types of facilities be located a certain distance away from sensitive receptors to minimize odor impacts; The land uses associated with this project are not ones that are typically odorous and are not required to implement additional setbacks or measures.

Response to Comment E-4

The commenter believes that taxpayers are not interested in expanding the number of employees working at the project facilities. As described in the response to Comment D-3 above, the CDFA divisions involved with the Proposed Project are responsible for ensuring the safety of California's animals and food products. Providing adequate space and infrastructure to meet this important responsibility is a benefit to all California residents.

Letter F – Lowell Pierce, local resident

Letter F

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: Lowell Pierce [REDACTED]
Sent: Friday, March 18, 2022 8:05 PM
To: Smith, Dakota@DGS <Dakota.Smith@dgs.ca.gov>
Subject: CDFA Turlock North Lab replacement

CAUTION: This email originated from a NON-State email address. Do not click links or open attachments unless you are certain of the sender's authenticity.

Hi Mr. Smith,
My name is Lowell Pierce and I reside kittycorner to this project. I have reviewed the Environmental Impact and find it complete and comprehensive. I am concerned about the storage of hazardous materials and why so many are needed. Are they all for the lab or are some for other purposes? I know that there are protocols for these and am sure that they would be followed adequately, but still have some concerns. Otherwise, I feel pretty good about the plan and think it may raise property values in this area even though we didn't buy the property with this in mind. I feel that it is a viable project in that now I have an Amazon warehouse over my back fence. Might as well embrace the change event though we've lived here 50+ years.
Thanks,
Lowell Pierce
[REDACTED]

F-1

1

Response to Comment F-1

The commenter asks whether hazardous materials to be stored on the project site are for the laboratory or for other purposes. As described in Chapter 10, hazardous materials stored on the site would primarily be laboratory chemicals, biogenic materials, industrial-grade solvents and cleaners, and other evaporative compounds.

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Chapter 3

REVISIONS TO THE DEIR

This chapter presents revisions to the DEIR in response to the public review and comment process. Based on the responses to comments provided in FEIR Chapter 2, no revisions to the DEIR are necessary.

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Chapter 4 Report Preparation

The following presents the list of individuals who assisted in preparing and/or reviewing the FEIR.

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Sacramento, CA 95814

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Tom Engels, PhD Principal, Project Manager
Debra Lilly Senior Consultant

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