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

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ASHIKA NARAYAN

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CITY OF TURLOCK

Proposed Mitigated Negative Declaration

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

September 4, 2019

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

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

PROJECT APPLICANT: **EPIC WIRELESS GROUP LLC**

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

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

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

PUBLIC HEARING: November 7, 2019


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

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

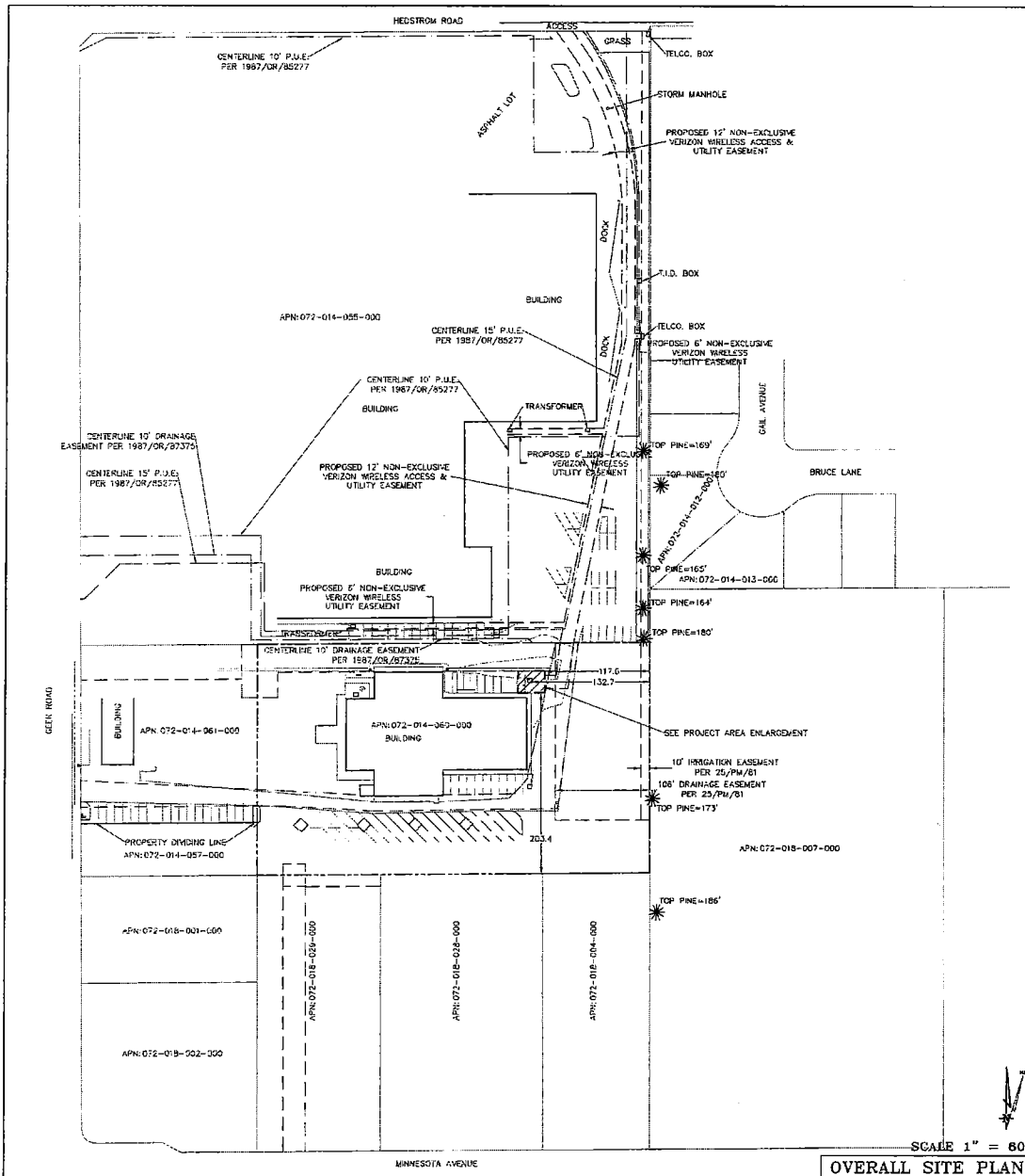
Documents used in preparation of this Proposed Mitigated Negative Declaration, are available for public review at:

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

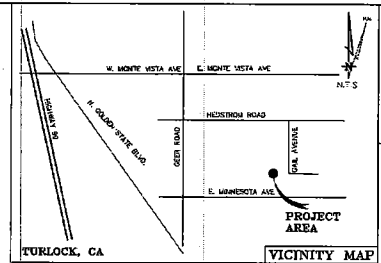
You can view the Initial Study Checklist and any related documents for this project on our website at:
<http://ci.turlock.ca.us/buildinginturlock/planninglandusepermitting/planningprojects/>

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

Enclosure: Initial Study
Site Plan



Cell Engineering
 Engineering * Surveying * Planning
 1228 High Street
 Auburn, California 96803-5015
 Phone: (530) 888-0438 * Fax: (530) 823-1309
 VERIZON WIRELESS
 Project Name: EMMANUEL MED CENTER
 Project Site Location: 2710 Deer Road
 Turlock, CA 95322
 Stanislaus County
 Date of Observation: 12-13-17
 Equipment/Procedure Used to Obtain Coordinates: Trimble Geo XT post
 processed with Pchfinder Office software.
 Type of Antenna Mount: Proposed Monopole
 Tower Location:
 Lot: N 37° 31' 04.48" (NAD83) Lot: N 37° 31' 04.73" (NAD27)
 Long: W 120° 50' 48.13" (NAD83) Long: W 120° 50' 48.45" (NAD27)
 ELEVATION of Ground at Structure (NAVD83) 106' AMSL



CERTIFICATION: I, the undersigned, do hereby certify elevation listed above is based on a field survey done under my supervision and that the accuracy of these elevations meet or exceed 1-A Standards as defined in the FAA ASAC Information Sheet 911003, and that they are true and accurate to the best of my knowledge and belief.
 Kenneth D. Gell California R.C.E. 14803

DATE OF SURVEY: 12-13-17
 SURVEYED BY OR UNDER DIRECTION OF: KENNETH D. GELL, R.C.E. 14803
 LOCATED IN THE COUNTY OF STANISLAUS, STATE OF CALIFORNIA
 BEARINGS SHOWN ARE BASED UPON MONUMENTS FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY.
 ELEVATIONS SHOWN ON THIS PLAN ARE BASED UPON U.S.G.S. N.A.V.D. 88 DATUM, ABOVE MEAN SEA LEVEL.
 N.C.V.D. 1928 CORRECTION: SUBTRACT 2.29' FROM ELEVATIONS SHOWN.
 CONTOUR INTERVAL: 1'
 CONTRACTOR IS RESPONSIBLE TO VERIFY LEASE AREA PRIOR TO CONSTRUCTION.
 ASSESSOR'S PARCEL NUMBER: 072-014-060-000
 OWNER(S): JEFFREY CLARK SOLDANO TRUST
 2710 DEER ROAD
 TURLOCK, CA 95382

BOUNDARY SHOWN IS BASED ON MONUMENTATION FOUND AND RECORD INFORMATION. THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP WITH PROPERTY LINES AND EASEMENTS BEING A GRAPHIC DEPICTION BASED ON INFORMATION GATHERED FROM VARIOUS SOURCES OF RECORD AND AVAILABLE MONUMENTATION FOUND DURING THE FIELD SURVEY. NO EASEMENTS WERE RESEARCHED OR PLOTTED. PROPERTY LINES AND LINES OF TITLE WERE NOT INVESTIGATED NOR SURVEYED. NO PROPERTY MONUMENTS WERE SET.

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE EXCLUSIVE PROPERTY OF GEL ENGINEERING AND THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE AND CARRIER FOR WHICH THEY ARE PREPARED. REUSE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART, IS PROHIBITED EXCEPT BY WRITTEN PERMISSION FROM GEL ENGINEERING. TITLE TO THESE PLANS AND/OR SPECIFICATIONS SHALL REMAIN WITH GEL ENGINEERING WITHOUT PREJUDICE AND VISUAL CONTACT WITH THEM SHALL CONSTITUTE FRAUD. FADE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.

Lease Area Description
 All that certain lease area being a portion of that certain Parcel "F" as is shown on that certain Parcel Map filed for record in the County Recorder's Office in Book 38 of Parcel Maps at Page 81; Stanislaus County Records, being located in the City of Turlock, County of Stanislaus, State of California, being more particularly described as follows:

Commencing at a 3/4" Iron Pipe Monument in well set at the centerline intersection of Brian Lane and Golf Avenue as is shown on that certain Map of Grandview Estates as is recorded at Book 25 of Maps at Page 79, Stanislaus County Records, from which a similar monument in box bears South 00°11'35" East 282.00 feet; thence from said point of commencement South 88°22'42" West 542.74 feet to the True Point of Beginning; thence from said True Point of Beginning South 89°47'24" West 30.00 feet; thence South 00°12'36" East 24.75 feet; thence North 89°47'24" East 30.00 feet; thence North 00°12'36" West 24.75 feet to the True Point of Beginning.

Together with a non-exclusive easement for access and utility purposes being fifteen feet in width the centerline of which is described as follows: beginning at the midpoint on the East boundary of the above described lease area, and running thence North 89°47'24" East 19.13 feet; thence North 08°48'37" East 14.81 feet; thence North 10°56'49" East 158.23 feet to a point hereafter defined as Point "A"; thence continuing North 10°56'49" East 64.44 feet; thence North 11°23'49" East 158.23 feet to a point hereafter defined as Point "B"; thence continuing North 11°23'49" East 102.21 feet; thence North 00°08'17" West 7.99 feet to a point hereafter defined as Point "C"; thence continuing North 00°08'17" West 140.10 feet; thence through a tangent curve to the left having a radius of 315.00 feet through an arc distance of 152.50 feet; thence tangent to the left curve North 34°11'18" West 32.3 feet more or less to the public right of way.

Also together with a non-exclusive easement for utility purposes six feet in width the centerline of which is described as follows: Beginning at Point "A" as previously defined and running thence South 89°38'09" West 82.48 feet to a point hereafter defined as Point "D"; thence continuing South 89°38'09" West 105 feet more or less to the existing transformer.

Also together with a non-exclusive easement for utility purposes six feet in width the centerline of which is described as follows: Beginning at Point "B" as previously defined and running thence South 89°35'20" West 115 feet more or less to the existing transformer.

Also together with a non-exclusive easement for utility purposes six feet in width the centerline of which is described as follows: Beginning at Point "C" as previously defined and running thence North 89°31'43" East 17.5 feet more or less to the existing telephone utility vault.

Also together with a non-exclusive easement for utility purposes six feet in width the centerline of which is described as follows: Beginning at Point "D" as previously defined and running thence South 00°21'52" East 13.5 feet more or less to the existing telephone utility vault.

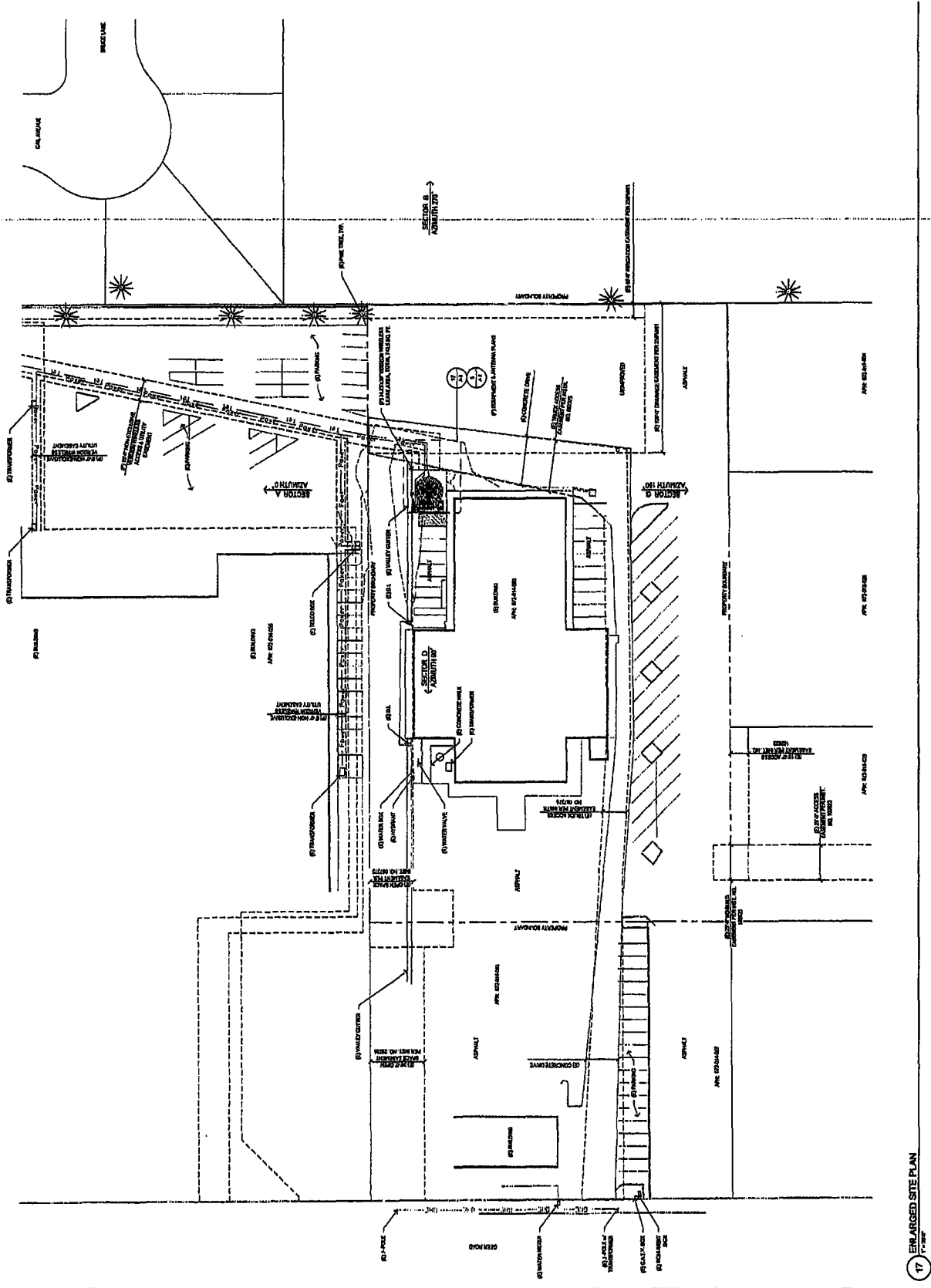
DATE APPROVED	DATE

Surveyor
verizon

EMMANUEL MED CENTER
 2710 DEER ROAD
 TURLOCK, CA 95382
 PLOTT PLAN AND SITE TOPOGRAPHY

NO.	DATE	BY	REVISION

PREPARED FOR verizon 2245 Pacific Coast Highway Torrance, CA 90505	epic WIRELESS GROUP LLC 20000 E. 1st Avenue Suite 100 Denver, CO 80231	Project Address: 2710 Coast Rd. Torrance, CA 90505	Borges borgesarch.com 14250 Wilshire Blvd, Suite 100 Los Angeles, CA 90047 310.340.1234	PROJECT NO: 1402C-011 LOCATION NO: 280717 DRAWN BY: J.E.S. CHECKED BY: A.G.E.	Emmanuel Medical Center 280717	<table border="1"> <tr> <td>C</td> <td>07/17/19</td> <td>100% ZD Submittal</td> </tr> <tr> <td>B</td> <td>03/26/19</td> <td>100% ZD Submittal</td> </tr> <tr> <td>A</td> <td>03/07/18</td> <td>100% ZD Submittal</td> </tr> <tr> <td>REV</td> <td>DATE</td> <td>DESCRIPTION</td> </tr> </table>	C	07/17/19	100% ZD Submittal	B	03/26/19	100% ZD Submittal	A	03/07/18	100% ZD Submittal	REV	DATE	DESCRIPTION	PERMITTED FOR: 07/17/19 100% ZD Submittal	SHEET TITLE: ENLARGED SITE PLAN	SHEET NUMBER: A-1.2
C	07/17/19	100% ZD Submittal																			
B	03/26/19	100% ZD Submittal																			
A	03/07/18	100% ZD Submittal																			
REV	DATE	DESCRIPTION																			



17 ENLARGED SITE PLAN

PREPARED FOR
verizon
201 Pasadena Drive
Pasadena, California 91059

EPIC
WIRELESS GROUP, LLC
441 South Park Blvd. Ste. 100
Pasadena, CA 91059

Project Address:
2710 Gene Rd.
Tullock, CA 93202

Boiges
boigesearch.com
10000 N. 1st Ave. Suite 100
Pasadena, CA 91059

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

**Emmanuel
Medical Center**
280717

REV	DATE	DESCRIPTION
A	02/07/19	5% TO SUBMIT
B	02/08/19	10% TO SUBMIT
C	02/17/19	10% TO SUBMIT

Client:

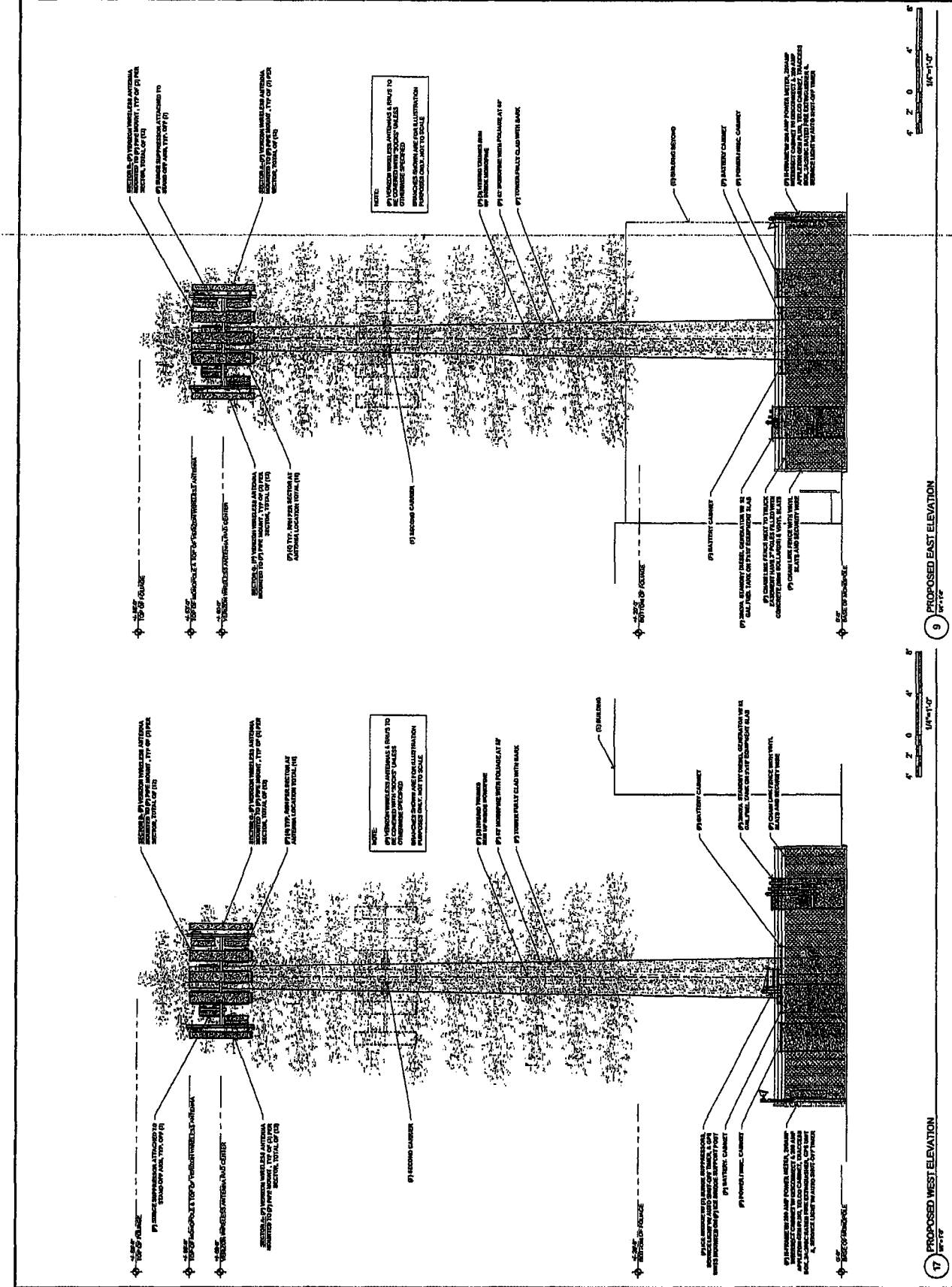
Contract:

DATE: 02/17/19

07/17/19
100% 2D Submittal

SHEET TITLE
ELEVATIONS

SHEET NUMBER:
A-3.1



NOTE:
P1 VERIZON WIRELESS ANTENNAS & RISERS TO BE MOUNTED ON THE EXISTING TOWER. BRACKETS SHOWING FOR ILLUSTRATION PURPOSES ONLY. NOT TO SCALE.

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NOTE:
P1 VERIZON WIRELESS ANTENNAS & RISERS TO BE MOUNTED ON THE EXISTING TOWER. BRACKETS SHOWING FOR ILLUSTRATION PURPOSES ONLY. NOT TO SCALE.

1/8"=1'-0"
0 2 4 8

1/8"=1'-0"
0 2 4 8

1/8"=1'-0"
0 2 4 8

1/8"=1'-0"
0 2 4 8

9 PROPOSED EAST ELEVATION

7 PROPOSED WEST ELEVATION

PREPARED FOR
verizon
 254 Peninsula Drive
 Foster, California 95030

OWNER:
EPC
 WIRELESS SERVICES, L.L.C.
 10000 Wilshire Blvd, Suite 100
 Los Angeles, CA 90024

PROJECT ADDRESS:
 2710 Cesar Rd.
 Turlock, CA 95382

CONTRACTOR:
Borges
 borgesarch.com
 500 Stone Park Lane, Suite 330
 Concord, CA 94618
 925 522 7200 / FAX

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

Emmanuel Medical Center
 280717

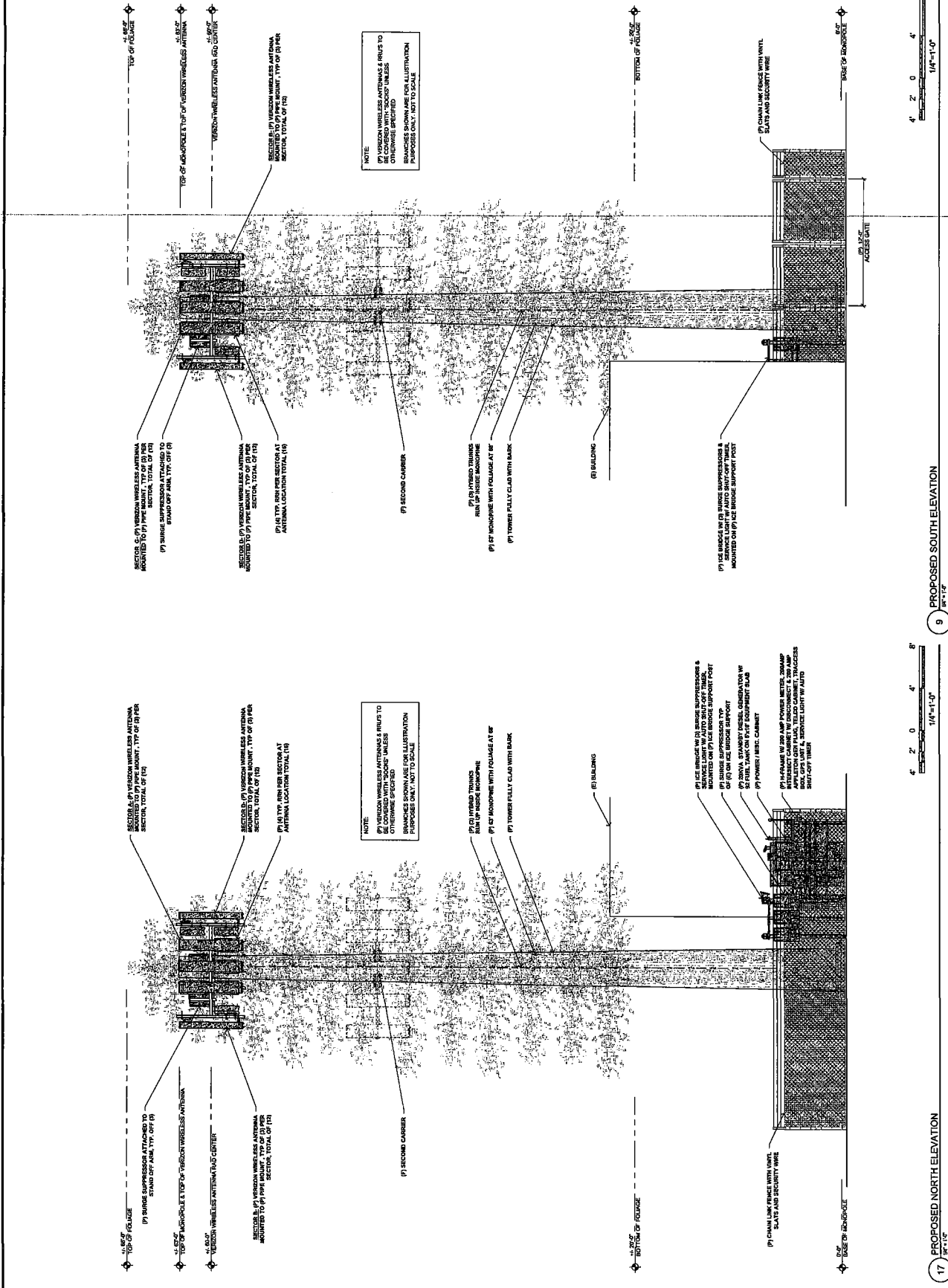
REV	DATE	DESCRIPTION
C	10/17/19	100% ZD Rev 1
B	10/08/18	100% ZD Submittal
A	10/07/18	80% ZD Submittal

Client: _____
 IT IS A VIOLATION OF UNIVERSITY POLICY TO REPRODUCE OR TRANSMIT THE INFORMATION CONTAINED IN THIS DOCUMENT.

ISSUE NO.: 07/17/19
 100% ZD Submittal

SHEET TITLE:
 ELEVATIONS

SHEET NUMBER:
 A-3.2



17

PROPOSED NORTH ELEVATION

9

PROPOSED SOUTH ELEVATION

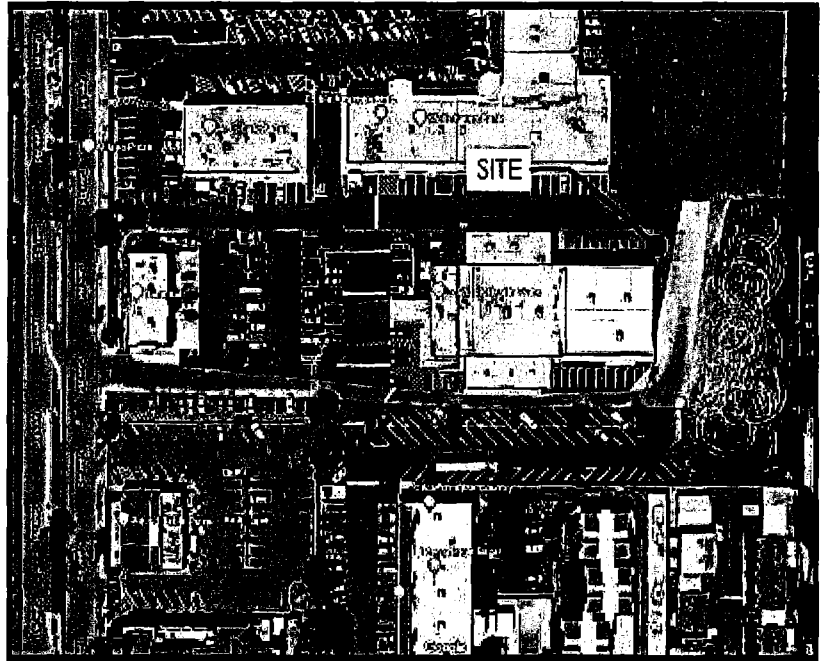


CITY OF TURLOCK INITIAL STUDY CHECKLIST

- 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



CITY OF TURLOCK INITIAL STUDY CHECKLIST

(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:



CITY OF TURLOCK INITIAL STUDY CHECKLIST

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.

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.



CITY OF TURLOCK INITIAL STUDY CHECKLIST

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>				



CITY OF TURLOCK INITIAL STUDY CHECKLIST

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>				



CITY OF TURLOCK INITIAL STUDY CHECKLIST

Response:

a) The General Plan states that the Study Area contains mostly human-modified habitats, with almost all the land being urban (52%) or under agricultural production (46%). The General Plan further states that development proposed under the General Plan would be situated on infill sites or land contiguous to existing development. The 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



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:				
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)				
Sources: Turlock General Plan, Conservation Element, Air Quality & Greenhouse Gases Element, 2012; California Building Standards Code; San Joaquin Valley Air Pollution Control District				
Mitigation:				
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

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

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

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

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

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

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

<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>				



CITY OF TURLOCK INITIAL STUDY CHECKLIST

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.