

Filing Requested By:  
City of Turlock  
Planning Division  
156 S. Broadway, Suite 120  
Turlock, CA 95380-5454

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**STANISLAUS CO. CLERK-RECORDER**

*Alejandra Marroquin*

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**CITY OF TURLOCK**  
☒ **Proposed Mitigated Negative Declaration**

March 2, 2017

City of Turlock  
156 S. Broadway, Suite 120  
Turlock, CA 95380-5454  
Telephone: (209) 668-5640  
Project located in Stanislaus County.  
Time period provided for review: 30 days.

**NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

**PROJECT TITLE:** **CONDITIONAL USE PERMIT 2017-01  
MIRAGE BANQUET HALL**

**SCH #:** **2017022047**

**PROJECT APPLICANT:** **COMMERCIAL ARCHITECTURE**

**PROJECT DESCRIPTION:** The applicant is requesting approval to construct an approximately 43,515 square foot banquet hall/event center and future 7,000 square foot restaurant on two parcels totaling 8.705 acres.

The Mirage Banquet Hall will have two event halls, 9,600 square feet and 11,960 square feet respectively, outdoor event space, a full-service catering kitchen, offices, and retail space. The banquet hall/event center specializes in full-service catering and event planning. The typical events scheduled are weddings & receptions, corporate events, conventions, birthday parties, proms, quinceañeras, and other similar events. During scheduled events the Mirage Banquet Hall will be able to accommodate between 500-1,000 guests.

The event center currently shows approximately 2,200 square feet of retail space. Mirage Banquet Hall envisions this space to be used for storage and a sales/display area to showcase event place settings and décor. Any retail component will be more of a gift shop, ancillary to the event center use, and not a stand-alone retail business.

Mirage Banquet Hall will operate seven days a week with most events occurring Thursday, Friday, Saturday, and Sunday from 6:00 p.m. to 2:00 a.m. When there are no events scheduled employees and administrative staff will be on-site during normal business hours of operation, typically from 9:00 a.m. to 5:00 p.m. Monday through Friday, preparing for the scheduled events.

The applicant has identified a pad area in front of the banquet hall to construct an approximately 7,100 square foot future restaurant. At this time a specific tenant or type of restaurant has not been identified. Any proposal to construct a restaurant or other building will be subject to Design Review through the City of Turlock's Minor Discretionary Permit Process prior to construction.

Approximately 527 parking spaces are proposed to support the banquet hall and the future restaurant. Other on-site improvements will include paving, landscaping, and site lighting. Off-site improvements such as curb, gutter, sidewalks, and street trees will also be constructed.

**PROJECT LOCATION:** 2300 & 2218 W. Main Street, Turlock, CA  
(Stanislaus County APNs 044-007-024 & 044-007-025)

**RESPONSE PERIOD STARTS:** Thursday, March 2, 2017  
**RESPONSE PERIOD ENDS:** Thursday, April 6, 2017 at 5:00 PM

**PUBLIC HEARING:** Thursday, April 6, 2017 at 6:00 PM

**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. The analyses of cumulative impacts, growth inducing impacts, and irreversible significant effects on the environment contained in the General Plan EIR is adequate for this subsequent project.
4. 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 the General Plan EIR. Therefore, mitigation measures identified in the 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.
5. 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.
6. Pursuant to CEQA Guidelines Section 15162, having reviewed the General Plan EIR, the City of Turlock finds and determines that, based on substantial evidence in the light of the whole record, that new information of substantial importance shows that significant environmental effects have been identified, but that 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.
7. The City has further determined, pursuant to CEQA Guidelines Section 15070(b) that:
  - a. Revisions to the project plans or proposals made by, or agreed to by the applicant before a proposed mitigated negative declaration and initial study are released for public review, would avoid the effects or mitigate the effect to a point where clearly no significant effects would occur; and
  - b. There is no substantial evidence, in light of the whole record before the agency, that the project as revised may have a significant effect on the environment.

NOTICE OF PROPOSED MITIGATED NEGATIVE DECLARATION

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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  
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/citydepartments/developmentservices/planning/projectenvironmentaldocuments/>

BY: 

DEBRA A. WHITMORE  
DEPUTY DIRECTOR OF DEVELOPMENT SERVICES  
ENVIRONMENTAL REVIEW

Enclosure: Initial Study  
Site Plan





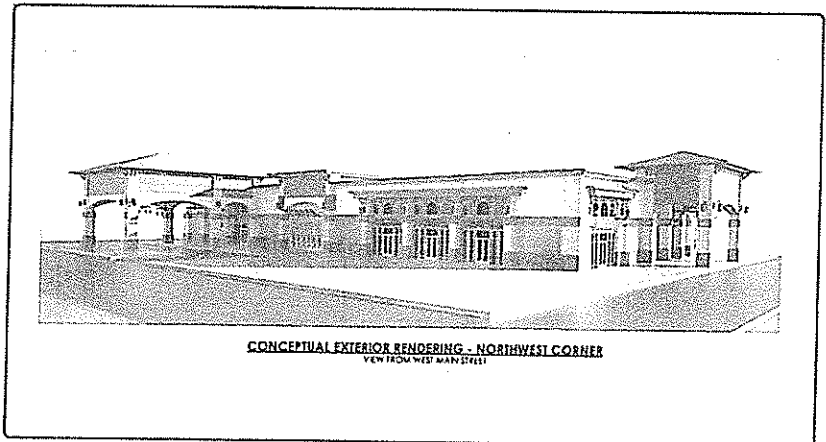
## CITY OF TURLOCK INITIAL STUDY CHECKLIST

- 1) **Project Title:** **CONDITIONAL USE PERMIT 2017-01  
(MIRAGE BANQUET HALL)  
SCH#2017022047**
- 2) **Lead Agency Name and Address:** City of Turlock  
156 South Broadway, Ste. 120  
Turlock, CA 95380
- 3) **Contact Person and Phone Number:** Adrienne Werner, Associate Planner  
(209) 668-5640
- 4) **Project Location:** 2218 & 2300 W. Main Street  
(Stanislaus County APNs 044-007-024 & 044-007-025)
- 5) **Project Sponsor's Name and Address:** Stacey Wellnitz, Commercial Architecture  
616 14<sup>th</sup> Street  
Modesto, CA 95354
- 6) **General Plan Designation:** Community Commercial (CC)
- 7) **Zoning:** Community Commercial (CC)

8) **Description of the Project:**

The Mirage Banquet Hall will have two event halls, 9,600 square feet and 11,960 square feet respectively, outdoor event space, a full-service catering kitchen, offices, and retail space. The banquet hall/event center specializes in full-service catering and event planning. The typical events scheduled are weddings & receptions, corporate events, conventions, birthday parties, proms, quinceañeras, and other similar events. During scheduled events the Mirage Banquet Hall will be able to accommodate between 500-1,000 guests.

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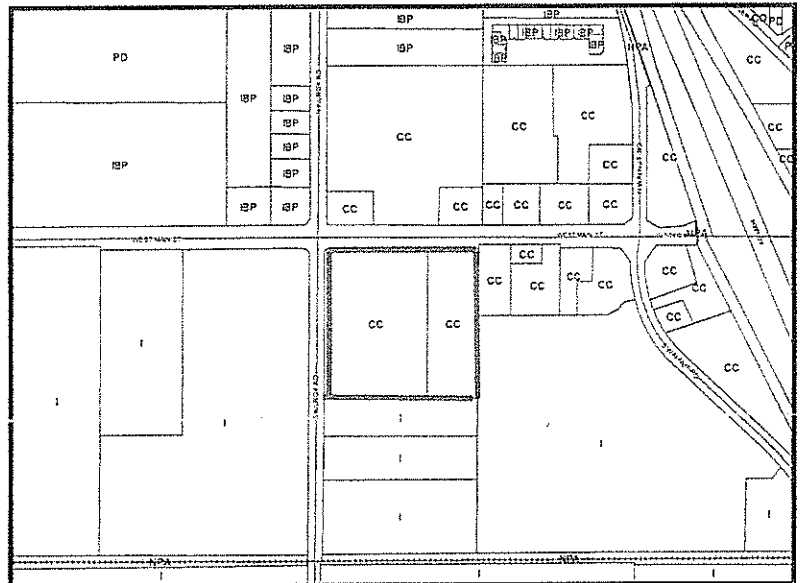
# CITY OF TURLOCK INITIAL STUDY CHECKLIST

Any proposal to construct a restaurant or other building will be subject to Design Review through the City of Turlock's Minor Discretionary Permit Process prior to construction.

Approximately 527 parking spaces are proposed to support the banquet hall and the future restaurant. Other on-site improvements will include paving, landscaping, and site lighting. Off-site improvements such as curb, gutter, sidewalks, and street trees will also be constructed.

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

The project site consists of two parcels located on the south east corner of West Main Street and South Kilroy Road. The site is bounded on the south and west by properties zoned industrial with industrial users, directly north is the community commercial zoning district currently developed with a commercial/retail center housing the Regal Cinemas and other retail users; the northwest corner of West Main Street is zoned industrial business park and developed with a self-serve car wash, and to the east are properties zoned community commercial.



## 10) Other public agencies whose approval is required (e.g. permits, financing approval, or participation agreement).

San Joaquin Valley Air Pollution Control District  
Regional Water Quality Control Board

## 11) Have California Native American tribes traditionally and culturally affiliated with the project area requested consultation pursuant to Public Resources Code section 21080.3.1? If so, has consultation begun?

The Yokuts and Torres Martinez Desert Cahuilla tribes were contact in writing on February 15, 2017 as part of the Early Public Consultation process. Consultation has not been requested on this project.

## 12) EARLIER ENVIRONMENTAL ANALYSES

Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, one or more effects have been adequately analyzed in an earlier EIR or negative declaration. [Section 15183]

### a) Earlier analyses used. (Available for review at the City of Turlock – Community Development Services, 156 S. Broadway, Suite 120, Turlock, CA).

*City of Turlock General Plan, 2012 (City Council Resolution No. 2012-173)*  
*Turlock General Plan – EIR, 2012 (Turlock City Council Resolution No. 2012-156)*  
*City of Turlock, Housing Element, Certified in 2016*  
*City of Turlock, Water Master Plan Update, 2003 (updated 2009)*  
*Turlock Parks Master Plan, 1995 (Reviewed in 2003)*  
*City of Turlock, Waste Water Master Plan, 1991 (Updated 2014)*  
*City of Turlock, Storm Water Master Plan, 2013 (Adopted 2016)*  
*City of Turlock, Urban Water Management Plan, 2010 (Adopted 2011)*  
*City of Turlock, Sewer System Master Plan, 2013*



# CITY OF TURLOCK INITIAL STUDY CHECKLIST

*Turlock Municipal Code*

*City of Turlock Capital Facilities Fee Nexus Study (Turlock City Council Resolution No. 2013-202)  
Westside Industrial Specific Plan, 2007  
Westside Industrial Specific Plan EIR (SCH# 2003102067), 2004*

- b) Impacts adequately addressed.** (Effects from the checklist below, were within the scope of, and adequately analyzed during an earlier document pursuant to applicable legal standards, and such effects were addressed by mitigation measures based on the earlier analysis).

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

**The project is not located on a site which is included in one or more Hazardous Waste and Substance Site Lists, compiled pursuant to California Government Code Section 65962.5.**

## ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

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

<input checked="" type="checkbox"/>	Aesthetics		Hazards & Hazardous Materials		Recreation
<input checked="" type="checkbox"/>	Agricultural and Forestry Resources		Hydrology/Water Quality	<input checked="" type="checkbox"/>	Transportation/Traffic
<input checked="" type="checkbox"/>	Air Quality		Land Use/Planning		Tribal Cultural Resources
<input checked="" type="checkbox"/>	Biological Resources		Mineral Resources	<input checked="" type="checkbox"/>	Utilities/Service Systems
<input checked="" type="checkbox"/>	Cultural Resources	<input checked="" type="checkbox"/>	Noise		
<input checked="" type="checkbox"/>	Geology/Soils		Population/Housing		



# CITY OF TURLOCK INITIAL STUDY CHECKLIST

<b>X</b>	Greenhouse Gas Emissions	<b>X</b>	Public Services		
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**RECOMMENDED FINDINGS:** Pursuant to Public Resources Code Section 21080(c)(2) and CEQA Guidelines Section 15168(c)(1), the City of Turlock, as lead agency for the proposed project, has prepared an initial study to make the following findings:

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. 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.
4. 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.
5. 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.
6. Pursuant to CEQA Guidelines Section 15162, having reviewed the General Plan EIR, the City of Turlock finds and determines that, based on substantial evidence in the light of the whole record, that new information of substantial importance shows that significant environmental effects have been identified, but that 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.
7. The City has further determined, pursuant to CEQA Guidelines Section 15070(b) that:
  - a. Revisions to the project plans or proposals made by, or agreed to by the applicant before a proposed mitigated negative declaration and initial study are released for public review, would avoid the effects or mitigate the effect to a point where clearly no significant effects would occur; and
  - b. There is no substantial evidence, in light of the whole record before the agency, that the project as revised may have a significant effect on the environment.

**DETERMINATION:** (To be completed by the Lead Agency)

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.	
I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed	<b>X</b>





## CITY OF TURLOCK INITIAL STUDY CHECKLIST

to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.	
I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.	
I find that the proposed project MAY have a "potential significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.	
I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.	

*Adrienne Werner*  
Adrienne Werner, Associate Planner

*3.3.17*  
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:



# CITY OF TURLOCK INITIAL STUDY CHECKLIST

- (a) Earlier Analysis Used. Identify and state where they are available for review.
  - (b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - (c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures that were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whatever format is selected.
- 9) The analysis of each issue should identify: (a) the significance criteria or threshold used to evaluate each question; and (b) the mitigation measure identified, if any, to reduce the impact to less than significance.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
<b>1. Aesthetics – Would the project:</b>				
a) Have a substantial adverse effect on a scenic vista?				<b>X</b>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				<b>X</b>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?			<b>X</b>	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?		<b>X</b>		
<b>Response:</b>				
a) The project is located in an urbanized area. The General Plan EIR notes that the primary scenic views lie on the City's boundary, at its agricultural edge, and further concludes that any aesthetic impacts of the development within the City would have a less than significant impact. Infill development, such as the proposed project, will have no significant effect on the visual quality of the City.				
b) There are no scenic or historic resources on the project site. The site is currently vacant and has no trees, or other distinctive natural or historic resources.				



## CITY OF TURLOCK INITIAL STUDY CHECKLIST

c) The project will be constructed on two parcels that are currently vacant; thereby, changing the existing visual character and quality of the sites. The General Plan notes that new development that implements the General Plan Urban Design Element create a more aesthetically pleasing character for the City. Any development of the sites would affect the existing visual character of the sites; however, the attributes noted in the General Plan Urban Design Element are proposed as part of the project.

d) The development of the project area will produce additional light and glare from required street and on-site lighting. In accordance with the Turlock Municipal Code and the Turlock General Plan, all types of illumination generated by the project shall not be a source of light and glare upon adjoining developments. The Turlock General Plan EIR concludes that any new development has the potential to create new sources of light and glare; however, those impacts are deemed to be less than significant. To ensure compliance with this standard, a mitigation measure has been incorporated into the project to reduce the impact to a less than significant level.

**Sources:** City of Turlock, General Plan and EIR, 2012; City Design Element, 2012; City of Turlock, Standard Specifications, Section 18; Westside Industrial Specific Plan, 2007; City of Turlock Beautification Master Plan, 2003.

**Mitigation:**

1. Prior to the issuance of a building permit, a lighting plan shall be submitted to the Building Division for review and approval to ensure that all lighting is designed to confine light spread within the site boundaries.
2. All lighting fixtures must be shielded to confine light spread within the site boundaries.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
<b>2. Agriculture and Forestry Resources</b> - 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:				
a) Convert Prime Farmland, Unique Farmland, Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources agency, to non-agricultural use?				X
b) Conflict with existing zoning for agricultural use of a Williamson Act contract?				X



## CITY OF TURLOCK INITIAL STUDY CHECKLIST

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))				X
d) Result in the loss of forest land or conversion of forest land to non-forest use?				X
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?				X
<b>Response:</b> a) The project is proposed to be developed on properties designated as "Urban and Built-Up Land" on the 2014 Stanislaus County Important Farmland Map as compiled by the California Department of Conservation, Farmland Mapping and Monitoring Program. The properties are currently undeveloped and there are no agricultural uses on the properties. The proposed project is to develop approximately 8,705 acres with a 43,515 square foot banquet hall/event center and a future 7,000 square foot restaurant.				
b) The properties are not enrolled in Williamson Act contracts or adjacent to any properties that are enrolled in the Williamson Act. The site is zoned for urbanized uses and will not conflict with any agricultural zoning districts or land held in Williamson Act Contract.				
c), d) The project site is located within the City of Turlock in a developed area designated for urban uses. There are no forest lands or timberlands within the City of Turlock.				
e) The site is currently designated for urban uses. The properties to the north are developed with a commercial/retail center, the properties to the west have been developed with industrial uses, the property to the south is zoned for industrial use, and the properties to the east been designated for commercial use. Development of the site is not expected to result in any other changes, other than those identified in (a) above.				
<b>Sources:</b> CA Dept. of Conservation Farmland Mapping and Monitoring Program, 2014; City of Turlock, General Plan, Land Use Element, 2012; City of Turlock, General Plan EIR, 2012; Westside Industrial Specific Plan, 2007; Westside Industrial Specific Plan EIR, 2004.				
<b>Mitigation:</b>  None required.				
	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
<b>3. Air Quality</b> - 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		



## CITY OF TURLOCK INITIAL STUDY CHECKLIST

b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?		X		
c) 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		
d) Expose sensitive receptors to substantial pollutant concentrations?			X	
e) Create objectionable odors affecting a substantial number of people?			X	
<p><b>Response:</b></p> <p>a), b), c) The project will not conflict with, or obstruct, implementation of the 2007 PM10 Maintenance Plan, the 2008 Ozone Plan, or the 2012 and 2015 PM2.5 Plan or related subsequent progress reports of these plans. SJVAPCD has established thresholds for ROG, NOx, PM 10 &amp; PM 2.5 emissions.</p> <p>Based on the CalEEMod 2013.2.2 air quality impact analysis the project is located in an urbanized area surrounded by commercial and industrial uses in Climate Zone 3, wind speeds 2.7 m/s, and 45 days precipitation frequency. There are no emissions as the property is vacant at this time. There are no sensitive receptors in the immediate area. When the construction emissions and operational emissions were calculated in the CalEEMOD 2013.2.2 model, it was found that emissions would not exceed the thresholds for ROG and NOx (10 tons per year). In order to mitigate for PM10 and PM2.5 emissions, the project will be subject to Regulation VIII measures.</p> <p>The project will not violate any air quality standards, result in cumulatively considerable net increase of any criteria pollutant, or expose sensitive receptors to substantial pollutant concentrations. Compliance with the General Plan policies and standards, and the SJVAPCD Rules and Regulations is expected to reduce the project impacts; however, the Turlock General Plan EIR found that there would be significant and unavoidable air quality impacts even with implementation of these measures. A Statement of Overriding Considerations has been adopted as part of that process.</p>				
d) The project is not located adjacent to residential uses and is located in an area that is currently planned for commercial development. As such, the proposed development is not expected to expose sensitive receptors to increased pollutants. The project may produce odors during the construction phase, however, these impacts are short-term in nature and are anticipated to be of a less-than-significant impact.				
e) The project consists of the operation of an approximately 43,515 square foot banquet hall/event center and does not include any equipment or processing that would lead to the generation of unusual odors; therefore, the project is not anticipated to create objectionable odors affecting a substantial number of people.				
f), g) See response above for a), b), and c).				



## CITY OF TURLOCK INITIAL STUDY CHECKLIST

**Sources:** *San Joaquin Valley Unified Air Pollution Control District 2007 Ozone Plan, 2010 PM-10 Maintenance Plan, 2012 and 2015 PM-2.5 Plan; SJVAPCD's Guide For Assessing and Mitigating Air Quality Impacts (revised January 10, 2002); Turlock General Plan EIR, 2012, Turlock General Plan, Air Quality and Greenhouse Gas Element Section, 2012; Statement of Overriding Considerations (Turlock City Council Resolution 2012-156) SJVUAPCD (June 2005) Air Quality Guidelines for General Plans; Mirage Banquet Hall CalEEMod Air Quality Analysis report available upon request.*



## CITY OF TURLOCK INITIAL STUDY CHECKLIST

### Mitigation:

1. The applicant shall comply with all applicable San Joaquin Valley Air Pollution Control District rules and regulations.
2. Burning of any combustible material shall be controlled to minimize particulate air pollution, and shall occur only on days permitted by the San Joaquin Valley Air Pollution Control District.
3. The developer shall employ energy efficient design, including automated control systems for heating/air conditioning and energy efficiency beyond Title 24 requirements, lighting controls and energy-efficient lighting in buildings, increased insulation beyond Title 24 requirements, and light colored roof material to reflect heat.
4. Low nitrogen oxide (NOx) emitting and/or high efficiency water heaters shall be used in all construction.
5. The builder and/or developer shall comply with the SJVAPCD Compliance Assistance Bulletin for Fugitive Dust Control at construction sites.
6. The builder and/or developer shall implement the Best Management Practices required by the Air District through Rule 9510 for the reduction of GHG emissions.
7. Project development applicants shall be responsible for ensuring that all adequate dust control measures are implemented in a timely manner during all phases of project development and construction.
8. Construction activity plans shall include and/or provide for a dust management plan to prevent fugitive dust from leaving the property boundaries and causing a public nuisance or a violation of an ambient air standard.
9. Soils stabilization is required at all construction sites after normal working hours and on weekends and holidays, as well as on inactive construction areas during phased construction. Methods include short-term water spraying, and long-term dust suppressants and vegetative cover.
10. Construction equipment shall be equipped with particulate filters and/or catalysts, or proof shall be provided as to why it is infeasible.
11. Diesel engines shall be shut off while not in use to reduce emissions from idling. Minimize idling time of all other equipment to 10 minutes maximum.
12. Sandbags, or other erosion control measures, shall be installed to prevent silt runoff to public roadways from construction sites with a slope greater than one percent (1%).
13. Wheels on all trucks and other equipment shall be washed prior to leaving the construction site.
14. Wind breaks shall be installed at windward sides of construction areas.
15. Excavation and grading activities shall be suspended when winds exceed 20 mph.
16. The builder and/or developer shall limit areas subject to excavation, grading, and other construction activities at any one time.
17. The accumulation of mud or dirt shall be expeditiously removed from adjacent public streets at least once every 24 hours.
18. Alternative fuel construction equipment shall be used, where feasible.
19. Construction activities shall be curtailed during periods of high ambient pollutant concentrations. This may include ceasing of construction activity during the peak-hour of vehicular traffic on adjacent roadways, including SR 99.
20. The builder and/or developer shall follow guidelines included in the California Air Resources Board (CARB) October 2000 publication, Risk Reduction Plan to Reduce Particulate Matter Emissions from Diesel-Fueled Engines and Vehicles.
21. Bike racks shall be installed to encourage alternative modes of transportation.



# CITY OF TURLOCK INITIAL STUDY CHECKLIST

	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
<b>4. Biological Resources - Would the project:</b>				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Fish and Wildlife Service?		X		
b) Have a substantially adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, and regulations or by the California Department of Fish and Wildlife or U.S. Wildlife Service?				X
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d) Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites?				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or state habitat conservation plan?				X





## CITY OF TURLOCK INITIAL STUDY CHECKLIST

**Response:**

- a) The proposed project would not have any direct effects on species, riparian habitat, wetlands, nor would it interfere with the movement of any resident or migratory fish, conflict with policies protecting biological resources or the provisions of an adopted Habitat Conservation Plan. Virtually all of the land within the urban boundaries of Turlock, as well as unincorporated land within the City's Sphere of Influence, have been modified from its native state, primarily converted into urban or agricultural production. The site has been actively cultivated and cleared for many years.

The California Natural Diversity Database has identified two special-status species within the General Plan Study area, the Swainson's Hawk and the Hoary bat. While the General Plan Study Area does not contain land that is typical for the Hawk's breeding and nesting, it is presumed to be present and mitigation measures have been incorporated to address any potential impacts. There are no large trees on the property that offer nesting habitat for Swainson's Hawk. The Hoary bat is not listed as a Species of Special Concern by the California Department of Fish and Wildlife but it is monitored in the CNDDB. The subject site is out of the area in which the Hoary bat is presumed to be present. Due to the property's proximity to urban development, the property has little habitat value for these species. Mitigation measures identified in the General Plan EIR, (General Plan Policy 7.4-d), consistent with the comments received on the Turlock General Plan, have been added to the project to reduce the impacts of the project to a less than significant level.

- b) 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. Therefore, the project will have no impact on riparian habitats or species.

- c) 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 and are not identified on the subject property.

- d) The project is located within the City of Turlock in a developed area. No migratory wildlife corridors have been designated on, near or through the project site; therefore, the project would not impede the movement of any resident or migratory fish or wildlife species. The General Plan identifies mitigation measures that will be incorporated in to the project requiring the investigation of the existence of any wildlife nursery sites on the project site.

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

- f) There is no Habitat Conservation Plan, Natural Conservation Community Plan, other approved local or regional conservation plan that encompasses the project site.

**Sources:** California Dept. of Fish & Wildlife: Natural Diversity Data Base; California Native Plant Protection Act; U.S. Dept. of Agriculture: Land Capability Classification Maps; California Dept. of Conservation: Important Farmlands Maps & Monitoring Program; Stanislaus County Williamson Act Contract Maps; Turlock General Plan, Conservation Element, 2012; Westside Industrial Specific Plan EIR, 2004; US Fish and Wildlife Service – Recovery Plan for Upland Species of the San Joaquin Valley, 1998



## CITY OF TURLOCK INITIAL STUDY CHECKLIST

### Mitigation:

1. If ground disturbing activities, such as grading, occurs during the typical nesting season for songbirds and raptors, February through mid-September, the developer is required to have a qualified biologist conduct a survey of the site no more than 10 days prior to the start of disturbance activities. If nests are found, no-disturbance buffers around active nests shall be established as follows until the breeding season has ended or until a qualified biologist determines that the birds have fledged and are no longer on the nest for survival: 250 feet for non-listed bird species; 500 feet for migratory bird species; and one-half mile for listed species and fully protected species.
2. If nests are found, they should be continuously surveyed for the first 24 hours prior to any construction related activities to establish a behavioral baseline. Once work commences the nest shall be continuously monitored to detect any behavioral changes as a result of the project. If behavioral changes are observed, the work causing the change should cease and the Department consulted for additional avoidance and minimization measures.
3. If Swainson's Hawks are found foraging on the site prior to or during construction, the applicant shall consult a qualified biologist for recommended proper action, and incorporate appropriate mitigation measures. Mitigation may include, but are not limited to: establishing a one-half mile buffer around the nest until the breeding season has ended or until a qualified biologist determines that the birds have fledged and are no longer dependent on the nest for survival. Mitigating habitat loss within a 10 mile radius Mitigating habitat loss within a 10 mile radius of known nest sites as follows: providing a minimum of one acre of habitat management land or each acre of development for projects within one mile of an active nest tree. Provide a minimum of .75 acres of habitat management land for each acre of development for projects within between one and five miles of an active nest tree. Provide a minimum of .5 acres of habitat management land for each acre of development for projects within between five and 10 miles of an active nest tree.
4. The applicant shall comply with all applicable federal, State, and local laws and regulations related to the protection and preservation of endangered and/or threatened species through consultations with appropriate agencies.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
<b>5. Cultural Resources - Would the project:</b>				
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?		X		
b) Cause a substantial adverse change in the significance of an archaeological resources pursuant to Section 15064.5?		X		
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?		X		
d) Disturb any human remains, including those interred outside of formal cemeteries?		X		



# CITY OF TURLOCK INITIAL STUDY CHECKLIST

**Response:**

- a) The project would not alter or destroy any historic archaeological site, building, structure, or object, nor would it alter or affect unique ethnic cultural values or restrict religious or sacred uses. The City of Turlock consulted with California Native American tribes as required under SB 18 when developing the General Plan EIR. The closest historic resource identified in the General Plan EIR is located more than 5 miles away. In addition, the City has conducted a Cultural Records Search as part of the Turlock General Plan.
- b) and c) As a result of many years of extensive agricultural production, virtually all of the land in the City of Turlock has been previously altered from its native or riparian state. There are no known sites of unique prehistoric or ethnic cultural value.
- c) The project would not alter or destroy any historic archaeological site, building, structure, or object, nor would it alter or affect unique ethnic cultural values or restrict religious or sacred uses. The City of Turlock consulted with California Native American tribes as required under SB 18 when developing the General Plan EIR. The closest historic resource identified in the General Plan EIR is located more than 5 miles away. In addition, the City has conducted a Cultural Records Search as part of the Turlock General Plan. As a result of many years of extensive agricultural production virtually all of the land in the Plan area has been previously altered from its native or riparian state. There are no known sites of unique prehistoric or ethnic cultural value.

**Sources:** *Turlock General Plan, Conservation Element, 2012; City of Turlock General Plan EIR, 2012; Westside Industrial Specific Plan EIR, 2004; Cultural Resources Records Search, 2008*

**Mitigation:**

1. In accordance with State Law, if potentially significant cultural, archaeological, or Native American resources are discovered during construction, work shall halt in that area until a qualified archaeologist can assess the significance of the find, and, if necessary develop appropriate treatment measures in consultation with Stanislaus County, Native American tribes, and other appropriate agencies and interested parties.
2. If human remains are discovered, California Health and Safety Code Section 7050.5 states that no further disturbance shall occur until the county coroner has made the necessary findings as to origin and disposition pursuant to Public Resources Code Section 5097.98. If the coroner determines that no investigation of the cause of death is required and if the remains are of Native American origin, the coroner will notify the Native American Heritage Commission, which in turn will inform a most likely descendant. The descendant will then recommend to the landowner appropriate disposition of the remains and any grave goods.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
<b>6. Geology and Soils - Would the project:</b>				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:				



## CITY OF TURLOCK INITIAL STUDY CHECKLIST

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
b) Result in substantial soil erosion or the loss of topsoil?		X		
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?		X		
d) Be located on expansive soil, as defined in Table 18-a-B of the Uniform Building Code (1994), creating substantial risks to life or property?		X		
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X

**Response:**

- a) Several geologic hazards have a low potential to occur within the Turlock General Plan study area. The greatest seismic hazard identified in the Turlock General Plan EIR is posed by ground shaking from a fault located at least 45 miles away. While no specific liquefaction hazard is located within the Turlock General Plan study area, the potential for liquefaction is recognized throughout the San Joaquin Valley. The risk to people and structures was identified as a less than significant impact addressed through compliance with the California Building Codes. Turlock is located in Seismic Zone 3 according to the State of California and the Alquist-Priolo Special Study Zones Act. All building permits are reviewed to ensure compliance with the California Building Code (CBC) for compliance with standards to reduce the potential damage that could be associated with seismic events. The property is flat and is not located adjacent to areas subject to landslides. In addition, the City enforces the provisions of the Alquist-Priolo Special Study Zones Act that limits development in areas identified as having special seismic hazards.
- b) and c) The General Plan EIR notes that soils on this project site have a "medium" susceptibility to soil erosion. Erosion hazards are highest during construction. Chapter 7-4 of the Turlock Municipal Code requires all construction activities to include engineering practices for erosion control. Furthermore, future development projects are required to comply with National Pollutant Discharge Elimination System (NPDES) General Construction Permit requirements. Project applicants are required to prepare a Storm Water Pollution Prevention Plan (SWPP) and comply with the City's storm water permit (MS4) to minimize the discharge of pollutants during and post-construction. Compliance with existing policies and programs will reduce this impact to less than significant levels.



## 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.
- e) Development within the project area will be required to connect to the City of Turlock's waste water system and will not utilize any type of septic system or alternative wastewater system.

**Sources:** *California Uniform Building Code; City of Turlock, Standard Specifications, Grading Practices; City of Turlock Municipal Code, Title 8, (Building Regulations); City of Turlock, General Plan, Safety Element, 2012; Westside Industrial Specific Plan EIR, 2004*

**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), Chapter 70, 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
<b>7. Greenhouse Gas Emissions - Would the project:</b>				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?		X		
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?			X	



## CITY OF TURLOCK INITIAL STUDY CHECKLIST

**Response:**

a), b) The City of Turlock adopted an Air Quality and Greenhouse Gas Emissions Element demonstrating that the General Plan would reduce greenhouse gas emissions. Compliance with the State's greenhouse gas emissions targets for 2030 relied on the adoption of the regional Sustainable Communities Strategy (SCS). StanCOG's SCS has been adopted and was approved by the California Air Resources Board. Furthermore, StanCOG has found that the City of Turlock's General Plan complies with the SCS. This project is consistent with the General Plan; therefore, the project is expected to have a less than significant impact on greenhouse gas emissions.

**Sources:** 2012 General Plan, Air Quality and Greenhouse Gases chapter; AB 32 Scoping Plan; 2014 Stanislaus Council of Governments Regional Transportation Plan and Sustainable Communities Strategy

**Mitigation:**

1. The applicant shall comply with all applicable San Joaquin Valley Air Pollution Control District rules and regulations.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
<b>8. Hazards and Hazardous Materials - Would the project:</b>				
a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?			X	
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?			X	
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?			X	
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result would it create a significant hazard to the public or the environment?			X	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area			X	



## CITY OF TURLOCK INITIAL STUDY CHECKLIST

f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?			X	
g) Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?			X	
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X

**Response:**

a) The project is located in an area that is designated for commercial uses and is located west of State Highway 99. The project does not involve an industrial process that would create the risk of explosion or release of hazardous substances through the transport or accidental use of hazardous materials. The project is located west of State Highway 99 and there are no residential neighborhoods located adjacent to the site.

b) and c) See Section a) above.

d) The General Plan EIR does not identify any active cleanup sites located in 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.

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, a private airport that is identified in the Stanislaus County Airport Land Use Plan. Take-off and landing procedures for aircraft typically do not occur over the project site; therefore, any noise or safety impacts are considered to be less than significant.

f) A private airstrip serving a local pilot is located at 2707 East Zeering Road (APN 073-004-004), approximately four miles north and east of the project site. See e) above for more information on the Turlock Air Park. 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.

g) The proposed project will not impair the implementation of an adopted emergency response / evacuation plan. The project generates traffic that is consistent with the projections contained within the Turlock General Plan EIR. The General Plan EIR found that anticipated growth, and the resulting traffic levels, would not impeded emergency evacuation routes or otherwise prevent public safety agencies from responding in an emergency.

h) There are no designated wildland fire areas within or adjoining the project site.

**Sources:** City of Turlock, Emergency Response Plan, 2004; Stanislaus County Airport Land Use Commission Plan, 1978, amended May 20, 2004, Stanislaus County Multi-Jurisdictional Hazard Mitigation Plan, 2010; City of Turlock, General Plan, Safety Element, 2012; City of Turlock, Municipal Code, Title 8, (Building Regulations)



# CITY OF TURLOCK INITIAL STUDY CHECKLIST

**Mitigation:**

None required.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
<b>9. Hydrology and Water Quality – Would the project:</b>				
a) Violate any water quality standards or waste discharge requirements?			X	
b) Substantially degrade groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			X	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?			X	
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on or off-site.			X	
e) Create or contribute runoff which would exceed the capacity of existing or planned storm water drainage systems or provide substantial additional sources of polluted runoff?			X	
f) Otherwise substantially degrade water quality?			X	
g) Place housing within a 100-year floodplain, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
i) Expose people or structures to a significant risk of loss, injury or death involving				X





## CITY OF TURLOCK INITIAL STUDY CHECKLIST

j) (i) flooding, including flooding as a result of the failure of a levee or a dam?				X
ii) Inundation by seiche, tsunami, or mudflow?				X
<b>Response:</b>				
<p>a) The project will be required to comply with the Regional Water Quality Control Board's construction requirements to reduce the potential impact of pollution from water runoff at the time of construction and post-construction. Upon development, the project will be required to connect to City utility systems, including water; therefore, development of the project area would not result in water quality or waste discharge violations.</p>				
<p>b) The proposed development lies within the City of Turlock. The City has developed an Urban Water Management Plan (UWMP) that evaluates the long-range water needs of the City including water conservation and other measures that are necessary to reduce the impact of growth on groundwater supplies. The project has been reviewed by the City of Turlock Municipal Services, the water provider for the City of Turlock, and no concerns were raised regarding the ability of the City to provide adequate potable water to the project.</p>				
<p>c), d) and e) The City of Turlock requires that all development construct the necessary storm water collection systems to convey runoff to detention basins within the project area. Grading plans for construction within the project area will be reviewed to ensure compliance with the Regional Water Quality Control Board's regulations and the City's NPDES discharge permit. Grading and improvement plans for the project will be reviewed to ensure that storm water runoff from the project area is adequately conveyed to the storm water collection system that will be implemented with the project.</p>				
<p>f) No additional water quality impacts are expected from the project.</p>				
<p>g), h), i) The project will not result in the placement of housing within the 100-year floodplain. 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). No development will occur within areas that are subject to inundation by 100-year flood events. 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.</p>				
<p>j) 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).</p>				
<p><b>Sources:</b> 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</p>				



# CITY OF TURLOCK INITIAL STUDY CHECKLIST

<b><u>Mitigation:</u></b>  None required.				
	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
<b>10. Land Use Planning – Would the project:</b>				
a) Physically divide an established community?			<b>X</b>	
b) Conflict with any applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?			<b>X</b>	
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?				<b>X</b>
<b><u>Response:</u></b> a) The proposed project will not physically divide an established community. The two properties are located adjacent to one another.  b) The proposed project will not require a change in the land use or zoning designation of the property. The development of the site is consistent with the City's Zoning Ordinance.  c) The proposed project is not located within close proximity to any applicable habitat conservation plan or natural communities conservation plan.				
<b>Sources:</b> <i>Turlock General Plan, 2012 &amp; Adopted Housing Element, 2014-23; City of Turlock General Plan EIR, 2012; Westside Industrial Specific Plan EIR, 2004; Turlock Municipal Code, Title 9, Chapter 3; US Fish and Wildlife Service – Recovery Plan for Upland Species of the San Joaquin Valley, 1998</i>				
<b><u>Mitigation:</u></b>  None required.				

	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
<b>11. Mineral Resources – Would the project:</b>				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				<b>X</b>



## CITY OF TURLOCK INITIAL STUDY CHECKLIST

b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				<b>X</b>
<b>Response:</b> a), b) Any development that may ultimately occur in the City does result in the utilization of natural resources (water, natural gas, construction materials, etc.); however, these resources will not be depleted by this project. The only known mineral resources within the City of Turlock are sand and gravel from the Modesto and Riverbank formations. The project will result in only minor excavation of the site.				
<b>Sources:</b> <i>City of Turlock, General Plan, Conservation Element, 2012</i>				
<b>Mitigation:</b>  None required.				

	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
<b>12. Noise – Would the project result in:</b>				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			<b>X</b>	
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			<b>X</b>	
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			<b>X</b>	
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			<b>X</b>	
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 expose people residing or working in the project area to excessive noise levels?			<b>X</b>	
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?			<b>X</b>	
<b>Response:</b> a) The General Plan and City Noise Ordinance (TMC 9-2-300ART) establish noise standards that must be met for all new development. The banquet hall/event center is not anticipated to generate noise levels in excess of the standards established in the General Plan or City Noise Ordinance. Furthermore, the project is subject to the City's noise ordinance which prohibits construction on weekdays from 7:00 p.m. to 7:00 a.m., on weekends and holidays from 8:00 p.m. to 9:00 a.m.				



## CITY OF TURLOCK INITIAL STUDY CHECKLIST

b) The property is bounded by non-residential uses; therefore, there is little risk of noise impacts to residential or other sensitive receptors. The standards of Turlock's Noise Ordinance (TMC 9-2-300ART) are applicable to the development during construction and occupancy. The City's ordinance addresses both temporary construction-related noise, noise from special events, as well as ongoing noise from equipment and other operations of this facility. The project is subject to the City's noise ordinance which prohibits construction on weekdays from 7:00 p.m. to 7:00 a.m., on weekends and holidays from 8:00 p.m. to 9:00 a.m. The banquet hall/event center is subject to the City's noise ordinance which requires reduced noise levels from 10:00 p.m. to 7:00 a.m.

c), d) The proposed project will increase existing noise levels associated with development of the property. Typical ongoing noise would most likely be generated by mechanical equipment such as heating, ventilation and air-conditioning equipment. The standards of Turlock's Noise Ordinance (TMC 9-2-300ART) are applicable to the project during construction and occupancy. The City's ordinance addresses both temporary construction-related noise, as well as ongoing noise from equipment and other operations of this facility. The project is subject to the City's noise ordinance which prohibits construction on weekdays from 7:00 p.m. to 7:00 a.m., on weekends and holidays from 8:00 p.m. to 9:00 a.m. The banquet hall/event center is subject to the City's noise ordinance which requires reduced noise levels from 10:00 p.m. to 7:00 a.m.

e), f) 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 4.0 miles north and east of the project site. The property is located over 3.5 miles north of the Turlock Air Park, a private air strip. The Stanislaus County Zoning Ordinance has established a 1,000 foot radius around the perimeter of a private strip as a clear area not suitable for most types of development. The project site is located outside of the 1,000 foot radius. Furthermore, the Federal Aviation Administration (FAA) has established regulations for flight operations near built-up areas. Therefore, the project will not be impacted by noise from the operations of any public or private airport.

**Sources:** *City of Turlock, General Plan, Noise Element, 2012; City of Turlock, Municipal Code, Title 9, Chapter 2, Noise Regulations; Stanislaus County Airport Land Use Commission Plan, as Amended May 20, 2004; Merced County Airport Land Use Compatibility Plan, June 12, 2012; Turlock General Plan, Circulation Element, 2012*

**Mitigation:**

None required

	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
<b>13. Population and Housing – Would the project:</b>				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?				<b>X</b>



## CITY OF TURLOCK INITIAL STUDY CHECKLIST

b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

**Response:**

a), b) and c) The proposed project would not induce population growth in the area, would not displace substantial numbers of existing housing, and would not displace substantial numbers of people necessitating the construction of replacement housing elsewhere. The proposed project is the construction of a 43,515 square foot banquet hall/event center on properties zoned Community Commercial. The project site is surrounded by existing urban uses and all roads and infrastructure are immediately available along the property frontage. There are no existing residences on the site.

**Sources:** City of Turlock, General Plan, 2012 & Housing Element, 2016

**Mitigation:**

None required.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
<b>14. Public Services</b> – Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire Protection?		X		
b) Police Protection?		X		
c) Schools?			X	
d) Parks?			X	
e) Other public facilities?		X		



# CITY OF TURLOCK INITIAL STUDY CHECKLIST

**Response:**

- a) Development of the project area will require additional fire services. The project area is located approximately 2 miles from Fire Station 4 (North Walnut Road, east of Highway 99) and under one mile from Fire Station 2 (South Walnut Road, west of Highway 99). 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.
- b) Development from the project area will require additional police services. The impacts from the development of the property on police services will be less-than-significant. The developer will be required to pay Capital Facilities Fees upon development, a portion of which is used to fund Police Service capital improvements.
- c) 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.
- d) Development of the project area with a banquet hall/event center will not result in a significant increase in the use of existing neighborhood or regional parks.
- e) Development of the project area 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.

**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:**

- 1. The applicant, developer or successor in interest shall pay all applicable Citywide Capital Facility and Westside Industrial Specific Plan Fees for public facility service improvements.
- 2. Prior to the issuance of a building permit, the developer shall pay the applicable development-related school impact fees to fully mitigate its impacts upon school facilities pursuant to California statutes.

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



## CITY OF TURLOCK INITIAL STUDY CHECKLIST

a) Would the project increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?			X	
<b>Response:</b> a) and b) The development of the banquet hall/event center would not result in a significant increase in use of existing neighborhood or regional parks. The project does not include recreational facilities or require the construction or expansion of recreational facilities. However, development fees are collected from all new development to provide additional park lands and facilities.				
<b>Sources:</b> City of Turlock General Plan 2012; City of Turlock Parks Master Plan, 2003				
<b>Mitigation:</b>  None required.				

	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
<b>16. Transportation/Traffic – Would the project:</b>				
a) Cause an increase in the traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?		X		
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?		X		
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?			X	
e) Result in inadequate emergency access?			X	
f) Result in inadequate parking capacity?			X	



## CITY OF TURLOCK INITIAL STUDY CHECKLIST

g) Conflict with adopted policies or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?			<b>X</b>	
<p><b>Response:</b></p> <p>and b) The project site is zoned Community Commercial and was previously approved for the development of a shopping center with approximately 101,350 square feet of commercial retail space. Based on the ITE Trip Generation on a Saturday, the shopping center was anticipated to generate approximately 5,000 vehicle trips.</p> <p>ITE does not have a land use category for banquet hall or event center. The land use that compares closely to the operation of the project is Land Use: 560 Church. Using the ITE Trip Generation the project is anticipated to generate approximately 450 vehicle trips during the same timeframe. The anticipated vehicle traffic generated by the banquet hall/event center is anticipated to be less than what the highest use of the property could potentially generate.</p> <p>The project site is located within an area identified in the Turlock General Plan for commercial and industrial uses. The City has adopted a Capital Facility Program with traffic improvements planned for build out of the General Plan. A condition of each new development is payment of a Citywide Capital Facility Fee, a portion of which is used to fund these circulation improvements required for cumulative impacts added by the development. The mitigation measures identified in the General Plan EIR and the Statement of Overriding Considerations are adequate to mitigate the transportation and traffic impacts associated with the project. Therefore, no significant traffic issues will be generated by the project.</p>				
c) The project site is not located within the flight path of any private or public airstrips.				
d) Installation of public rights-of way and associated improvements will be required as a condition of approval for this project.				
e) The Turlock Fire Department reviews all development proposals for adequate emergency access. The project will either meet or exceed the Fire Department needs for emergency vehicle access throughout the project site.				
f) New development will generate demand for new parking. Existing standards require sufficient on-site parking for proposed land uses. The required parking for the site was based on the assembly areas of the banquet hall/event center (22,045 square feet) and the approximate gross floor area of the future restaurant (7,100 square feet). The Turlock Municipal Code indicates that an assembly use requires approximately 1 parking space for every 50 square feet of assembly area and a restaurant requires 1 space for every 100 square feet of floor area, thus a total of 513 parking spaces are required to support project. The applicant has provided 527 parking spaces; therefore, this project will result in a less than significant impact.				
g) The proposed development will not conflict with adopted policies or programs supporting alternative transportation. Internal pedestrian pathways will provide connection between the buildings and the public way. The Turlock Municipal Code requires that the developer provide bicycle parking equating to 5% of the vehicle spaces, or approximately 26 spaces. The site is not directly served by BLST bus routes at the current time; however, the City annually assesses the need for bus service and may alter its routes based upon demand. In addition, a condition of each new development is payment of a Capital Facility Fee, a portion of which is used to fund alternative transportation improvements.				





# CITY OF TURLOCK INITIAL STUDY CHECKLIST

**Sources:** City of Turlock, Capital Improvement Program (CIP); City of Turlock, General Plan, 2012; StanCOG, Regional Transportation Plan and Sustainable Communities Strategy, 2014; Stanislaus Assn. of Governments, Congestion Mgmt. Plan, 1992; City of Turlock, Municipal Code, Title 9, Chapter 2, Parking Requirements and California Green Building Code

**Mitigation:**

1. The applicant, developer or successor in interest shall pay all applicable Citywide Capital Facility Fees for transportation improvements. These include the development of new bicycle and pedestrian facilities, traffic calming, traffic management, and other projects to improve air quality and reduce congestion, as well as roadway, intersection and interchange improvements.

	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
<b>17. Tribal Cultural Resources</b> - 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:				
a) 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	
b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.			X	

**Response:**

- a) The Turlock General Plan EIR found that there are no known Native American cultural resources within the City of Turlock. The properties are not listed or eligible for listing on the California Register of Historical Resources. In compliance with AB52 notices were sent to the Yokut and Torres Martinez Tribes on February 15, 2017.
- b) See response a).

**Sources:** Turlock General Plan, Conservation Element, 2012; City of Turlock General Plan EIR, 2012; Westside Industrial Specific Plan EIR, 2004; Cultural Resources Records Search, 2008

**Mitigation:**

None required.



# CITY OF TURLOCK INITIAL STUDY CHECKLIST

	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
<b>18. Utilities and Service Systems – Would the project:</b>				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?		X		
b) Require or result in construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?		X		
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?		X		
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?		X		
e) Result in a determination by the wastewater treatment provider which services or may serve the project determined that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
g) Comply with federal, state, and local statutes and regulations related to solid waste?			X	
<b>Response:</b>				
a) The proposed project will not exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board. Sewer, or wastewater, systems are currently available to the site. The type of wastewater anticipated by the project is readily handled by the current waste water system. Pursuant to CEQA §15162 and 15177(b)(2), the proposed project will not create any impacts that warrant additional environmental documentation over and above the impacts addressed in the Turlock Area General Plan EIR.				
b) The proposed project will not result in the need to construct a new water or wastewater treatment facility. The existing water and wastewater facilities which serve the City of Turlock are sufficient to serve this use.				



## CITY OF TURLOCK INITIAL STUDY CHECKLIST

c) The subject site is within the boundaries of the City of Turlock's Storm Water Master Plan. Mitigation of the increasing demand for storm water facilities will be through the owner, or successor in interest, paying storm drainage fees, and constructing any project-related storm drain infrastructure to ensure adequate storm drainage, as determined necessary by the City Engineer. Furthermore, mitigation measures are required to mitigate a project's impacts upon the storm water collection and treatment system.

d) The subject site is within the boundaries of the City of Turlock's Water Master Plan and Urban Water Management Plan. The project is consistent with the General Plan land use and growth assumptions that were used to update the City's Urban Water Management Plan. The applicant must construct any project-related water infrastructure to ensure adequate water service to City of Turlock standards. Mitigation of the need for the alteration to water systems will be through the requirement that the applicant, prior to the issuance of building permits, pay the adopted water connection fees, reflecting the pro rata share of the necessary improvements to the existing City water system for each new water user. This is a standard condition of all development in Turlock. In addition, the developer or successor in interest shall be subject to payment of the fees established for the Westside Industrial Specific Plan to fund necessary public improvements, including sewer and water infrastructure. Furthermore, a condition of each new development is payment of a Capital Facility Fee, a portion of which is used to fund water improvements.

e) See a) and b) above.

f) Upon completion, the property owner(s), or successor(s) in interest, within the project area shall contract with the City of Turlock's designated waste hauler, Turlock Scavenger, for solid waste disposal. Sufficient capacity remains for the additional solid waste needs to support this project.

g) Solid waste will be of a domestic nature and will comply with all federal, State and local statutes. Turlock Scavenger has an adopted waste diversion/recycling program which has resulted in waste diversion exceeding state-mandated California Integrated Waste Management Board timeframes under Public Resources Code 41000 *et seq.* The project is required to install a trash enclosure that will accommodate recycled materials.

**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

### Mitigation:

1. The developer or successor in interest shall pay all applicable fees established for Westside Industrial Specific Plan.
2. The developer or successor in interest shall pay the City of Turlock's Capital Facility Fee and infrastructure master plan fees.



## CITY OF TURLOCK INITIAL STUDY CHECKLIST

	Potentially Significant Impact	Less Than Significant Impact With Mitigation	Less Than Significant Impact	No Impact
<b>19. Mandatory Findings of Significance</b>				
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?			X	
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of the past projects, the effects of other current projects, and the effects of probable future projects)?			X	
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?			X	

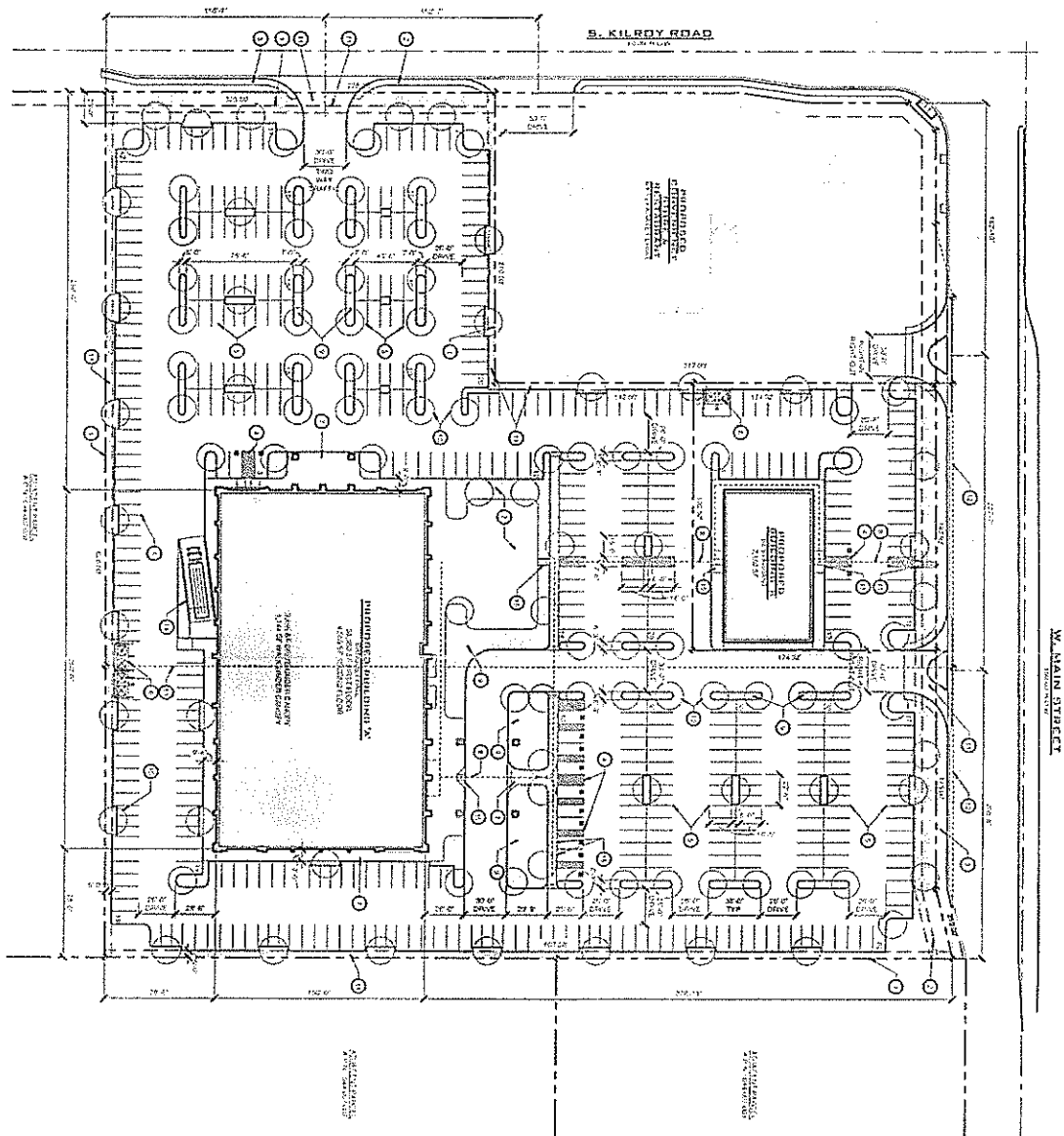
**RECOMMENDED FINDINGS:** Pursuant to Public Resources Code Section 21080(c)(2) and CEQA Guidelines Section 15168(c)(1), the City of Turlock, as lead agency for the proposed project, has prepared an initial study to make the following findings:

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. 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.
4. 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.
5. Pursuant to Public Resources Code Section 21157.6(a), having reviewed the General Plan EIR, the City of Turlock finds and determines that:



## CITY OF TURLOCK INITIAL STUDY CHECKLIST

- 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.
6. Pursuant to CEQA Guidelines Section 15162, having reviewed the General Plan EIR, the City of Turlock finds and determines that, based on substantial evidence in the light of the whole record, that new information of substantial importance shows that significant environmental effects have been identified, but that 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.
7. The City has further determined, pursuant to CEQA Guidelines Section 15070(b) that:
  - a. Revisions to the project plans or proposals made by, or agreed to by the applicant before a proposed mitigated negative declaration and initial study are released for public review, would avoid the effects or mitigate the effect to a point where clearly no significant effects would occur; and
  - b. There is no substantial evidence, in light of the whole record before the agency, that the project as revised may have a significant effect on the environment.



# KEYNOTES

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DATE: 10/1/00

BY: [Signature]

PROJECT: MIRAGE BANQUET HALL

CLIENT: RAJA SINGH

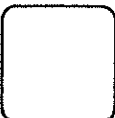
LOCATION: 2300 W MAIN STREET

A.P.N.: D44-007-025

**PROJECT :** CUP APPLICATION  
MIRAGE BANQUET HALL

**CLIENT :** RAJA SINGH  
SURJIT DHILLON

**LOCATION :** 2300 W MAIN STREET  
TURLOCK CA, 95380  
A.P.N.: D44-007-025



**COMMERCIAL ARCHITECTURE INC.**

THEODORE J. BRANDVOLD, ARCHITECT

616 14TH STREET, MODESTO, CA 95354

PH (209) 571-0150 FAX (209) 571-0160

NO.	REVISION