
Addendum
to the Mitigated Negative Declaration
East Tuolumne Master Plan (ETMP)

1. INTRODUCTION

A Mitigated Negative Declaration (MND) for the East Tuolumne Master Plan (SCH# 2014062068) was adopted by the City of Turlock on November 18, 2014. The Mitigated Negative Declaration was prepared based upon the EIR for the 2012 General Plan certified on September 11, 2012. Changes in the project description have occurred since the preparation of these environmental documents necessitating the preparation of this Addendum. Copies of the East Tuolumne Master Plan can be found at:

<https://ci.turlock.ca.us/buildinginturlock/planninglandusepermitting/masterspecificplans/designguidelines/easttuolumnemasterplan.asp>

2. BACKGROUND

The State CEQA Guidelines provide guidance on the appropriate document for revisions to a previously adopted Negative Declaration. Section 15162 requires the preparation of a Subsequent Negative Declaration if the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

(1) Substantial changes are proposed in the project which will require major revisions of the previous Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous Negative Declaration was certified as complete, shows any of the following:

(A) The project will have one or more significant effects not discussed in the previous Negative Declaration;

(B) Significant effects previously examined will be substantially more severe than shown in the previous Negative Declaration;

(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous Negative Declaration would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Section 15164 requires the lead agency to prepare an addendum to a previously adopted Negative Declaration if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a subsequent Negative Declaration have occurred. An Addendum need not be circulated for public review but can be included in or attached to the final Negative Declaration. The decision making body must consider the Addendum prior to making a decision on the project. A brief explanation of the decision not to prepare a subsequent Negative Declaration pursuant to Section 15162 should be included in the Addendum, the lead agency's findings on the project, or elsewhere in the record. The explanation must be supported by substantial evidence.

3. FINDINGS

None of the conditions described above under Section 15162 of the State CEQA Guidelines requiring a subsequent or supplemental Negative Declaration have occurred. New significant environmental effects or a substantial increase in the severity of previously identified significant effects are not expected. In addition, no substantial changes have occurred with respect to the circumstances under which the project will be undertaken. These findings are supported by the following environmental assessment of the project. The minor changes and additions to the project as listed below are consistent with Section 15164 of the State CEQA Guidelines, and an Addendum to the previously certified Negative Declaration is the appropriate CEQA documentation. This Addendum will be considered by the City Council of the City of Turlock at a noticed hearing as part of approval of changes to the project.

4. REVISIONS TO THE NEGATIVE DECLARATION PROJECT DESCRIPTION

The project consists of revisions to the storm water component of the East Tuolumne Master Plan to allow for the option of the areas to develop and do full on-site retention for storm water through basins or connect to the City's storm water system. Additionally language would also be added to the Master Plan to allow the City Engineer to make modifications to the proposed infrastructure plans if evidence can be provided to show

variations in the proposed infrastructure meet the infrastructure needs of the entire master plan area and the intent of the master plan document. An addendum to the East Tuolumne Master Plan mitigated negative declaration is proposed, demonstrating none of the changes in Section 15162 of the CEQA Guidelines has occurred which would necessitate the preparation of a subsequent environmental document. The properties within the East Tuolumne Master Plan are as follows: 2707, 2930, 3007 and 3130 E. Tuolumne Road, 2606, 2736, 2772 N. Quincy Road, more accurately described as Stanislaus County APNs 073-013-003, 006, 004, 007,010, 009, 015 and 016.

5. IMPACT ASSESSMENT

This section provides an assessment of the effects of the project revisions, identified in Section 4, on the impact analysis presented in the adopted Mitigated Negative Declaration for the East Tuolumne Master Plan and the final EIR for the 2012 General Plan.

AESTHETICS AND VISUAL RESOURCES

The proposed revisions to the project description would not result in any change in the proposed boundary of the East Tuolumne Master Plan at full build. The project consists of changes to the storm water infrastructure. The increased impact from light or glare at build-out would be the same as previously identified. Therefore, the impact analysis and mitigation measures in the East Tuolumne Master Plan Mitigation Negative Declaration are adequate for the project.

AGRICULTURAL RESOURCES

The proposed revisions to the project description would not result in any change in the proposed boundary of the East Tuolumne Master Plan at full build-out and would not convert additional agricultural land to urban use. Mitigation measures have been incorporated into the Mitigated Negative Declaration to ensure the continued operation of agricultural operations within the Plan Area boundary until such time that the area is converted to urban uses. Therefore, the impact analysis presented in the East Tuolumne Master Plan Mitigated Negative Declaration is adequate for the project.

AIR QUALITY AND GREENHOUSE GAS EMISSIONS

The proposed revisions to the project description would not result in any change in the proposed boundary of the East Tuolumne Master Plan at full build-out. The air quality and greenhouse gas emissions analysis provided in the East Tuolumne Master Plan Mitigated Negative Declaration anticipates full build out of the ETMP. Mitigation measures have been incorporated into the ETMP Mitigated Negative Declaration and 2012 General Plan to

reduce potentially adverse air quality impacts of the project to the greatest extent feasible. No other feasible measures are available to reduce the project impacts beyond those identified in the Mitigated Negative Declaration. Project-level analysis will be prepared for each project to ensure any potentially adverse impacts are addressed. Therefore, the impact analysis presented in the ETMP Mitigated Negative Declaration is adequate for the project.

BIOLOGICAL RESOURCES

The proposed revisions to the project description would not result in a substantial change in the project location or its orientation to the surrounding existing land uses or natural resources. No federal wetlands, established native or migratory wildlife, or biological resources were identified within the project area. Project-level environmental review and mitigation measures will be required to address potential impacts on Swainson's Hawk or migratory wildlife corridors, as identified in the Mitigated Negative Declaration for the ETMP Mitigated Negative Declaration. Therefore, the impact analysis presented in the ETMP Mitigated Negative Declaration is adequate for the project.

CULTURAL RESOURCES

No cultural resources were identified in the Plan Area boundary. Mitigation measures were identified to ensure that unknown historical, archaeological, cultural resources, or human resources found at the time of construction would be adequately protected. The proposed revisions to the project description would not result in a substantial change in the project location or its orientation to the surrounding area. Therefore, the impact analysis and mitigation measures presented in the ETMP Mitigated Negative Declaration are adequate for the project.

GEOLOGY AND SOILS

The proposed revisions to the project description would not result in a substantial change in the project location or its effects on the geology and soils within the project area. Mitigation measures have been identified in the ETMP Mitigated Negative Declaration to ensure reduce all potentially significant impacts to a less-than-significant level. Therefore, the impact analysis presented in the ETMP Mitigated Negative Declaration is adequate for the project.

HAZARDOUS MATERIALS

The proposed revisions to the project description would not result in a substantial change in the project location or the boundary of the project area. The risks associated with the use, production, transport, disposal, or accidental of hazardous materials would not change.

Therefore, the impact analysis presented in the ETMP Mitigated Negative Declaration is adequate for the project.

HYDROLOGY AND WATER QUALITY

The proposed revisions to the project description would not result in a substantial change in the project location or its effects on hydrology and water quality within the project area. The proposed amendment would remove the requirement for development to install infrastructure to connect to the City utility system if it can be demonstrated the basin can percolate in accordance with City Standards. The basins were already identified in the Master Plan but the basins will now either connect to the City Storm system or they will percolate. Mitigation measures have been identified in the ETMP Mitigated Negative Declaration to ensure all potentially significant impacts are reduced to a less-than-significant level. Project-level development and environmental review will be required prior to construction to ensure that adequate infrastructure is in place to address water use, runoff, and wastewater discharge. Projects that cannot meet these requirements would not be approved by the City of Turlock. Therefore, the impact analysis presented in ETMP Mitigated Negative Declaration is adequate for the project.

LAND USE PLANNING

The proposed revisions to the project description would not result in any change in the proposed boundary of the ETMP at full build-out. Potential conflicts between incompatible land uses would be minimized through the application of mitigation measures identified in the ETMP Mitigated Negative Declaration to the project prior to approval. Project-level mitigation measures would be required to minimize potential impacts to a less-than-significant level. Therefore, the impact analysis presented in the ETMP Mitigated Negative Declaration is adequate for the project.

MINERAL RESOURCES

The proposed revisions to the project description would not result in any change in the proposed boundary of the ETMP at full build-out. Therefore, the impact analysis presented in the ETMP is adequate for the project.

NOISE

The proposed revisions to the project description would not result in any change in the allowed uses in or the proposed boundary of the ETMP at full build-out. Therefore, the impact analysis presented in the ETMP Mitigated Negative Declaration is adequate for the project.

POPULATION AND HOUSING

The proposed revisions to the project description would not result in any change in the proposed boundary of the ETMP at full build-out or a change in the number of allowable units. Therefore, the impact analysis presented in the ETMP Mitigated Negative Declaration is adequate for the project.

RECREATION

The proposed revisions to the project description would not result in any change in the proposed boundary of the ETMP and will not change the number of allowable residential units at full build-out. The project involves a change in the method of storm water retention that will not change the proposed development in the area. Therefore, the impact analysis presented in the ETMP Mitigated Negative Declaration is adequate for the project.

PUBLIC SERVICES

The proposed revisions to the project description would not result in any change in the proposed boundary of the ETMP at full build-out. Impacts to public services will be evaluated through the development review process to ensure adequate services are available to meet anticipated needs. Developers will be required to provide adequate services to support the development as mitigation measures and conditions of approval. Project-level mitigation measures would be required to minimize potential impacts to a less-than-significant level. Therefore, the impact analysis and mitigation measures presented in the ETMP Mitigated Negative Declaration are adequate for the project.

TRANSPORTATION AND TRAFFIC

The proposed revisions to the project description would not result in any change in the proposed boundary of the ETMP at full build-out. There are also no changes in the land use designations. Therefore, the impact analysis presented in the ETMP Mitigated Negative Declaration is adequate for the project.

UTILITIES AND SERVICE SYSTEMS

The proposed revisions to the project description would not result in any change in the proposed boundary of the ETMP at full build-out. The change in the project description will not change any impacts to public facilities and services from what was previously evaluated. The change will allow projects in the Master Plan area to install retention basins with

French Drain systems that can percolate in accordance with City Standards instead of connecting the basin to the City's storm system. The size of the basins will not change from what was previously analyzed. Percolation studies will have to be conducted to show the appropriate rate of percolation can occur, if it cannot, the basin will have to connect to the City's storm system. The basins will be maintained by the City and will be funded through the assessment district. The maintenance and future repair and/or replacement of the drain system will be included in the assessment district costs. It has been determined that the collection systems, capacity and services, for water, solid waste, wastewater, energy, and police and fire protection are adequate to address any potential impacts of the project. Developers will be required to provide adequate facilities and services to support the development as mitigation measures and conditions of approval. Project-level mitigation measures would be required to minimize potential impacts to a less-than-significant level. Therefore, the impact analysis presented in the ETMP Mitigated Negative Declaration is adequate for the project.