

Westside Industrial Specific Plan (WISP) Master Environmental Impact Report

(SCH# 2003102067)

Mitigation Monitoring Program

**Prepared for the
City of Turlock**

**Prepared by
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Mitigation Monitoring Program
Master Environmental Impact Report
Westside Industrial Specific Plan (WISP)

INTRODUCTION

Section 15097 of the California Environmental Quality Act (CEQA) Guidelines require all state and local agencies to establish monitoring or reporting programs for projects approved by a public agency whenever approval involves the adoption of either specified environmental findings related to environmental impact reports, or a “mitigated negative declaration.” Where the project at issue is the adoption of a general plan or other plan-level document, the mitigation monitoring applies to policies and any other portion of the plan that is a mitigation measure or adopted alternative.

The following is the Mitigation Monitoring Program (MMP) for the City of Turlock Westside Industrial Specific Plan (WISP). This MMP is intended to be used by City of Turlock mitigation monitoring personnel to ensure compliance with mitigation measures during project implementation. The mitigation measures identified in this MMP were developed as part of the Environmental Impact Report (EIR) process for the Westside Industrial Specific Plan (WISP).

Mitigation is defined by CEQA as a measure which:

- Avoids the impact altogether by not taking a certain action or parts of an action.
- Minimizes impacts by limiting the degree or magnitude of the action and its implementation.
- Rectifies the impact by repairing, rehabilitating, or restoring the impacted environment.
- Reduces or eliminates the impact over time by preservation and maintenance operations during the life of the project.
- Compensates for the impact by replacing or providing substitute resources or environments.

The intent of the MMP is to ensure the effective implementation and enforcement of adopted mitigation measures identified for the City of Turlock Westside Industrial Specific Plan (WISP).

The following MMP Table identifies each mitigation measure, the monitoring action for the mitigation measure, the responsible party for the monitoring action, and timing of the monitoring action.

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Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Timing	
3.4 Aesthetics and Visual Resources				
AV-3 Impacts from light or glare.				
AV-3.1	All lighting fixtures must be shielded to confine light spread within the site boundaries. (Westside Industrial Specific Plan Urban Design Standards DS 129, DS 202)	Project Proponent	Turlock Building Department	Prior to building permit.
AV-3.2	Building illumination and architectural lighting shall be indirect. Floodlights are prohibited. (Westside Industrial Specific Plan Urban Design Standard DS 206)			
AV-3.3	Light standards for parking areas shall no exceed thirty feet (30') in height. (Westside Industrial Specific Plan Urban Design Standard DS 204)			
AV-3.4	Security lighting fixtures shall not project above the fascia or roofline of the building and are to be shielded. The shields shall be painted to match the surface to which they are attached. (Westside Industrial Specific Plan Urban Design Standard DS 209)			
AV-3.5	Provide minimal street lighting to meet safety standards and provide direction.			
AV-3.6	Lights shall be placed to direct and control glare. Obtrusive light, light trespass, and poorly directed uplighting shall not be permitted.			
AV-3.7	Lighting sources shall be thoughtfully located and shall have cut-off lenses to avoid light spillage and glare on adjacent properties.			
AV-3.8	Provide directional shielding for street and parking lot lighting.			
AV-3.9	Provide automatic shutoff or motion sensors for lighting features in newly developed areas.			
4.4 Agricultural Resources				
AG-1 Impacts From Conversion of Farmland.				
AG-1-1	Agricultural activity will be allowed to continue on lands designated for urban use, until urban development is imminent. (Westside Industrial Specific Plan Land Use Policy LU-P-9)	Turlock Planning	Turlock Planning	Adoption of Specific Plan
AG-1-2	An orderly and phased development pattern shall be provided so that farmland is not subjected to premature development pressure.			
AG-2 Impacts From Conflicts with Existing Williamson Act Contracts.				

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Mitigation Measure		Implementing Responsibility	Monitoring Responsibility	Timing
AG-2-1	Protect designated agricultural lands, without placing an undue burden on agricultural landowners.	Turlock Planning	Turlock Planning	Adoption of Specific Plan
AG-3 Impacts From Location or Nature of Specific Plan That Could Result in Adjacent Farmland Conversion.				
AG-3.1	The City shall not extend water and sewer lines prematurely to allow urban development that would adversely affect agricultural operations.	Turlock Public Works	Turlock Public Works	Adoption of Specific Plan
AG-3.2	Provide buffers at the interface of urban development and farmland in order to minimize conflicts between these uses.	Turlock Planning	Turlock Planning	Adoption of Specific Plan
AG-3.3	Right-to-farm disclosure notices shall be recorded on the title of all new development in the Study Area.	City Assessor's Office	City Assessor's Office	Prior to discretionary approval of development applications.
AG-3.4	Developed property adjoining irrigated ground must be graded so that finished grading elevations are at least six (6) inches higher than irrigated ground. A protective berm must be installed to prevent irrigation water from reaching non-irrigated properties. Stub-end streets adjoining irrigated ground must have a berm installed at least 12 inches above the finished grade of the irrigated parcel(s).	Turlock Building Department	Turlock Building Department	Prior to building permit.

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Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Timing	
5.4 Air Quality				
AQ-1 Impacts From Conflicts or Obstruction of Applicable Air Quality Plan.				
AQ-1.1	Help improve air quality by actively cooperating with the San Joaquin Valley Air Pollution Control District, the California Air Resources Board, and the U.S. Environmental Protection Agency in achieving and maintaining ambient air quality standards. (Westside Industrial Specific Plan Resources Objective 4)	Turlock Planning and Project Proponent	Turlock Planning and SJVAPCD	Adoption of Specific Plan
AQ-1.2	Work with the San Joaquin Valley Air Pollution Control District (SJVAPCD) to implement the Air Quality Management Plan (AQMP). (Westside Industrial Specific Plan Resources Policy R-P-16)			
AQ-1.3	In accordance with CEQA, submit development proposals to the APCD for review and comment prior to decision.	Turlock Planning		Prior to discretionary approval of development applications.
AQ-2 Impacts From Violation of Air Quality Standards or Contribution to Current Nonattainment Status for Ozone and PM10.				
AQ-2.1	Design industrial development to minimize potential community impacts adversely affecting residential and commercial areas in relation to local and regional air quality and odor, adequacy of municipal service, local traffic conditions, visual quality, and noise levels. (Westside Industrial Specific Plan Land Use Policy LU-P-10 and Turlock General Plan Policy 2.5-h)	Turlock Planning	Turlock Planning and SJVAPCD	Adoption of Specific Plan
AQ-2.2	Large projects exceeding the San Joaquin Valley Air Pollution Control District's thresholds of significance for ozone precursors (10 tons per year for reactive organic gases, ROG, and/or oxides of nitrogen (NOx) and are unable to mitigate the project's impacts to a less-than-significant impact in accordance with the District's Guide for Assessing Mitigating Air Quality Impacts (GAMAQI) shall be subject to payment into the City of Turlock's Air Quality Trust Fund. The fund is utilized to pay for projects located throughout the City that improve air quality typically by promoting alternative modes of transportation. (Westside Industrial Specific Plan Resources Policy R-P-21)	Project Proponent		
AQ-2.3	Burning of any combustible material within the Plan Area shall be strictly controlled to minimize particulate air pollution, and shall occur only on days permitted by the SJVAPCD. (Westside Industrial Specific Plan Resources Policy R-P-20)	Turlock Fire Department	Turlock Fire Department	Continuation of Current Procedure

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Mitigation Measure		Implementing Responsibility	Monitoring Responsibility	Timing			
AQ-2.4	Increase opportunities and incentives for carpooling. (Westside Industrial Specific Plan Resources Policy R-P-19)	Turlock Planning and Turlock Public Works	Turlock Planning and Turlock Public Works	Adoption of Specific Plan			
AQ-2.5	Develop a land use plan that will help to reduce the need for trips and will facilitate the use of public transportation, walking, bicycles, carpooling, and alternative fuel vehicles. (Westside Industrial Specific Plan Resources Policy R-P-25)						
AQ-2.6	Locate higher density development such as employment centers and retail along existing and proposed transit corridors. (Westside Industrial Specific Plan Resources Policy R-P-26)						
AQ-2.7	Develop and maintain street systems that provide for efficient traffic flow and thereby minimize air pollution from automobile emissions. (Westside Industrial Specific Plan Resources Policy R-P-27)						
AQ-2.8	Develop and maintain circulation systems that provide alternatives to the automobile for transportation, including bicycle routes, pedestrian paths, bus transit, and carpooling. (Westside Industrial Specific Plan Resources Policy R-P-28)						
AQ2.9	Reserve appropriate easements to provide for future improvements such as bus turnouts, loading areas, and shelters. (Westside Industrial Specific Plan Resources Policy R-P-29)						
AQ-2.10	Maintain acceptable traffic levels of service (LOS) as specified in the General Plan Circulation Element. (Westside Industrial Specific Plan Resources Policy R-P-30)						
AQ-2.11	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.						
AQ-2.12	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. (Westside Industrial Specific Plan Resources Policy R-P-22)				Project Proponent	Turlock Building Department	Prior to building permit.
AQ-2.13	Plant deciduous trees on the south- and west-facing sides of buildings. (Westside Industrial Specific Plan Resources Policy R-P-23)						

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AQ-2.14 Use low nitrogen oxide (NOx) emitting and/or high efficiency water heaters. (Westside Industrial Specific Plan Resources Policy R-P-24)			
AQ-2.15 Comply with the SJVAPCD Compliance Assistance Bulletin for Fugitive Dust Control at construction sites. (Westside Industrial Specific Plan Resources Policy R-P-34)			
AQ-2.16 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. (Westside Industrial Specific Plan Resources Policy R-P-35)			
AQ-2.17 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. (Westside Industrial Specific Plan Resources Policy R-P-36)			
AQ-2.18 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. (Westside Industrial Specific Plan Resources Policy R-P-37)			
AQ-2.19 Construction equipment shall be equipped with particulate filters and/or catalysts, or proof shall be provided as to why it is infeasible. (Westside Industrial Specific Plan Resources Policy R-P-38)			
AQ-2.20 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. (Westside Industrial Specific Plan Resources Policy R-P-39)			
AQ-2.21 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%). (Westside Industrial Specific Plan Resources Policy R-P-40)			
AQ-2.22 Wheels on all trucks and other equipment shall be washed prior to leaving the construction site. (Westside Industrial Specific Plan Resources Policy R-P-41)			
AQ-2.23 Wind breaks shall be installed at windward sides of construction areas. (Westside Industrial Specific Plan Resources Policy R-P-42)			
AQ-2.24 Suspend excavation and grading activities when winds exceed 20 mph. (Westside Industrial Specific Plan Resources Policy R-P-43)			

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Mitigation Measure		Implementing Responsibility	Monitoring Responsibility	Timing
AQ-2.25	Limit areas subject to excavation, grading, and other construction activities at any one time. (Westside Industrial Specific Plan Resources Policy R-P-44)			
AQ-2.26	Limit and expeditiously remove the accumulation of mud or dirt from adjacent public streets at least once every 24 hours. (Westside Industrial Specific Plan Resources Policy R-P-45)			
AQ-2.27	Limit and expeditiously remove the accumulation of mud or dirt from adjacent public streets at least once every 24 hours. (Westside Industrial Specific Plan Resources Policy R-P-45)			
AQ-2.28	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. (Westside Industrial Specific Plan Resources Policy R-P-47)			
AQ-2.29	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.			
AQ-4 Impacts From Substantial Increase in Toxic Air Pollutants				
AQ-4.1	Minimize public exposure to toxic or hazardous air pollutants. (Westside Industrial Specific Plan Resource Policy R-P-17)	Project Proponent	Turlock Planning and Turlock Fire Department	Prior to discretionary approval of development applications.
AQ-4.2	Comply with the National Emission Standards for Hazardous Air Pollutants (NESHAPS) and the SJVAPCD Compliance Assistance Bulletin, Asbestos Synopsis, during renovation and/or demolition of existing buildings, specifically as it relates to asbestos. (Westside Industrial Specific Plan Resource Policy R-P-18)			
AQ-5 Impacts From Exposure of Sensitive Receptors to Substantial Pollutant Concentrations.				
AQ-5.1	Design industrial development to minimize potential community impacts adversely affecting residential and commercial areas in relation to local and regional air quality and odor, adequacy of municipal service, local traffic conditions, visual quality, and noise levels. (Westside Industrial Specific Plan Land Use Policy LU-P- 10)	Turlock Planning	Turlock Planning, Turlock Fire Department SJVAPCD	Adoption of Specific Plan

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Mitigation Measure		Implementing Responsibility	Monitoring Responsibility	Timing
AQ-5.2	Prior to entitlement of a project that may be an air pollution point source, such as a manufacturing and extracting facility, the developer shall provide documentation that the use is located and appropriately separated from residential areas and other sensitive receptors (e.g., homes, schools, and hospitals). (Westside Industrial Specific Plan Resources Policy R-P-31)	Project Proponent		Prior to discretionary approval of development applications.
AQ-5.3	Buffer zones (setbacks, landscaping) shall be used to protect sensitive receptors from potential air pollution, odor and hazardous wastes generated by industrial and manufacturing facilities.			
AQ-6 Impacts From Objectionable Odors Affecting a Substantial Number of People.				
AQ-6.1	Design industrial development to minimize potential community impacts adversely affecting residential and commercial areas in relation to local and regional air quality and odor , adequacy of municipal service, local traffic conditions, visual quality, and noise levels. (Westside Industrial Specific Plan Land Use Policy LU-P-10)	Project Proponent	Turlock Planning and Turlock Fire Department	Adoption of Specific Plan
AQ-6.2	Minimize public exposure to pollutants that create a public nuisance, such as unpleasant odors. (Westside Industrial Specific Plan Resources Policy R-P-32)			
AQ-6.3	Segregate and provide buffers between land uses that typically generate hazardous or obnoxious fumes and residential or other sensitive land uses. (Westside Industrial Specific Plan Resources Policy R-P-33)			
6.3 Biological Resources				
B-1 Impacts From Loss of Identified Special Status Species				
B-1.1	If Swainson's hawks are found foraging in an agricultural area prior to or during construction, project proponents shall consult a qualified biologist for recommended proper action, and incorporate appropriate mitigation measures. (Westside Industrial Specific Plan Resources Policy R-P-1)	Project Proponent	Turlock Planning and Turlock Building Department	Prior to discretionary approval of development applications.

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Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Timing
B-1.2 Project proponents shall satisfy applicable U.S. Endangered Species Act (ESA), California Endangered Species Act (CESA), National Environmental Policy Act (NEPA), California Environmental Quality Act (CEQA), and other applicable local, state, and federal laws and regulation provisions through consultations with the Permitting Agencies and local planning agencies. (Westside Industrial Specific Plan Resources Policy R-P-2)		Turlock Planning	
B-4 Impacts From Interference with Movement of Wildlife Species or With Established Native or Migratory Wildlife Corridors.			
B-4.1 Project proponents shall satisfy applicable U.S. Endangered Species Act (ESA), California Endangered Species Act (CESA), National Environmental Policy Act (NEPA), California Environmental Quality Act (CEQA), and other applicable local, state, and federal laws and regulation provisions through consultations with the Permitting Agencies and local planning agencies, and incorporation of appropriate mitigation measures. (Westside Industrial Specific Plan Resources Policy R-P-2)	Project Proponent	Turlock Planning	Prior to discretionary approval of development applications.
7.5 Cultural Resources			
C-1 Impacts From Adverse Change in the Significance of Known and Unknown Historical Resources			

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C-1.1 The one previously recorded historic site within the WISP Study Area, a segment of the Tidewater Southern Railway, shall be protected in compliance with State guidelines listed above in Section 7.3.2. Protection measures may include, but are not limited to: planning construction to avoid the resource; incorporation of the site within parks or other open space; or deeding the site into a permanent conservation easement.	Project Proponent	Turlock Planning and Turlock Building Department	Prior to discretionary approval of development applications.
C-1.2 In accordance with State Law, if any historical resources are found during construction, work is to stop, and the City of Turlock and a qualified professional are to be consulted to determine the importance and appropriate treatment of the find. (Westside Industrial Specific Plan Resources Policy R-P-50)			During Construction Activities
C-1.3 The existing structures identified as potentially eligible for the California Register of Historic Resources shall be evaluated by a qualified archaeologist or historian prior to proposed development on that property. Proper action as recommended by the qualified archaeologist or historian shall be considered in the proposed development process. (Westside Industrial Specific Plan Resources Policy R-P-51)			Prior to discretionary approval of development applications.
C-1.4 Where historically significant structures cannot be preserved in tact, the project proponent should seek to preserve the building facades. At a minimum, the structures shall be photographed for the City's historic archives. (Westside Industrial Specific Plan Resources Policy R-P-52)			
C-2 Impacts From Adverse Change in the Significance of Known and Unknown Archaeological or Unique Paleontological Resources.			
C-2.1 If previously unrecorded archaeological resources, as defined by State Law are discovered, construction activities shall be suspended and a qualified archaeologist shall be called to evaluate the find and to recommend proper action. (Westside Industrial Specific Plan Resources Policy R-P-48)	Project Proponent	Turlock Planning and Turlock Building Department	During Construction Activities
C-3 Impacts From Disturbance to Human Remains.			
C-3.1 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. (Westside Industrial Specific Plan Resources Policy R-P-49)	Project Proponent	Turlock Planning and Turlock Building Department	During Construction Activities

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Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Timing	
8.4 Geology, Soils and Seismicity				
GSS-2 Impacts from Exposure to Ground Shaking, Ground Failure and Landslides				
GSS-2.1	Comply with the current Uniform Building Code (UBC) requirements for Seismic Zone 3, which stipulates building structural material and reinforcement.	Project Proponent	Turlock Building Department	Prior to Building Permit
GSS-2.2	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.			
GSS-3 Impacts From Substantial Soil Erosion or Loss of Topsoil.				
GSS-3.1	Minimize soil erosion and loss of topsoil from land development activities, wind, and water flow. (Westside Industrial Specific Plan Resources Policy R-P-3)	Project Proponent	Turlock Building Department	Prior to Building Permit
GSS-3.2	Comply with the Uniform Building Code (UBC), Chapter 70, regulating grading activities including drainage and erosion control. (Westside Industrial Specific Plan Resources Policy R-P-5)			
GSS-3.3	Comply with all erosion control measures listed in the Air Quality, and Hydrology and Water Quality sections of this document. (Westside Industrial Specific Plan Resources Policy R-P-6)			
GSS-4 Impacts From Exposure of People and Structures to Expansive Soils.				
GSS-4.1	Comply with the Uniform Building Code (UBC) requirements for specific site development and construction standards for specified soils types. (Westside Industrial Specific Plan Resources Policy R-P-4)	Project Proponent	Turlock Building Department	Prior to Building Permit
9.4 Hazardous Materials				
HM-1 Impacts From Exposure of Existing and Future Residents to Routine Use, Production, Transport, or Disposal of Hazardous Materials.				
HM-1.1	The City will evaluate the potential detrimental effect, if any, from locating a hazardous waste management site in the Plan Area, and if appropriate, will seek amendment of the Stanislaus County Hazardous Waste Management Plan (CHWMP) to eliminate for any future consideration the southwest quadrant of the City as a candidate location of a hazardous waste management facility. (Westside Industrial Specific Plan Infrastructure and Services Policy I-P-49)	Turlock Planning and Turlock Fire Department	Turlock Planning and Turlock Fire Department	Adoption of Specific Plan

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Mitigation Measure		Implementing Responsibility	Monitoring Responsibility	Timing
HM-1.2	All new development is required to meet the fire protection standards established by the City. Typical standards include, but are not limited to: <ul style="list-style-type: none"> • Sprinklers in buildings 5,000 square feet and larger; • On-site hydrants; • Adequate emergency access to buildings; • Hazardous materials plans. (Westside Industrial Specific Plan Infrastructure and Services Policy I-P-62)	Project Proponent	Turlock Fire Department and Turlock Building Department	Prior to Building Permit
HM-1.3	All new development shall participate in the City’s service mitigation fee that funds police, fire and public maintenance services operations and maintenance costs. (Westside Industrial Specific Plan Infrastructure and Services Policy I-P-63)		Turlock Planning	Prior to discretionary approval of development applications.
HM-1.4	All new development shall comply with federal, State, San Joaquin Valley APCD, County, and City policies regulating the production, use, transport and/or disposal of hazardous materials, including complying with all permit requirements.		Turlock Fire Department	Prior to discretionary approval of development applications.
HM-1.5	Require land uses that produce, store, use, or transport significant quantities of hazardous materials to identify annually such materials and their quantities. The list shall be maintained through the Turlock Fire Department and updated through periodic review. “Significant quantities” has been defined by the Stanislaus County Department of Environmental Resources as hazardous materials in excess of 55 gallons or 500 pounds of a hazardous material, or of 200 cubic feet of compressed gas.			Prior to discretionary approval of development applications, and annually thereafter.
HM-1.6	City approvals of all new development shall consider the potential for the production, use, storage, and transport of hazardous materials and provide for reasonable controls on such hazardous materials.	Project Proponent	Turlock City Council, Turlock Planning and Turlock Fire Department	Prior to discretionary approval of development applications.
HM-1.7	The City shall maintain an awareness of hazardous materials throughout the City.	Turlock Fire Department	Turlock Fire Department	Continuation of Current Procedure

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Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Timing	
HM-2 Impacts From Exposure to Accidental Release of Hazardous Materials.				
HM-2.1	Segregate and provide buffers between land uses that typically generate hazardous or obnoxious fumes and residential or other sensitive land uses. (Westside Industrial Specific Plan Resources Policy R-P-33)	Project Proponent	Turlock Planning and Turlock Fire Department	Prior to discretionary approval of development applications.
HM-2.1	Cooperate fully with Union Pacific Railroad and other public agencies, such as the California Highway Patrol, in the event of a hazardous material emergency.	Project Proponent and Turlock Fire Department	Turlock Fire Department	In Event of Hazardous Material Emergency
HM-2.1	Cooperate with Stanislaus County Department of Environmental Resources in identifying hazardous material users and in developing a Hazardous Materials Management Plan.	Turlock Planning and Turlock Fire Department	Turlock Planning and Turlock Fire Department	Adoption of Specific Plan
HM-5 Impacts From Interference with Emergency Response of Evacuation.				
HM-5.1	All new development shall participate in the City's service mitigation fee that funds police, fire and public maintenance services operations and maintenance costs. (Westside Industrial Specific Plan Infrastructure and Services Policy I-P-63)	Project Proponent	Turlock Planning	Prior to discretionary approval of development applications.
HM-5.2	Cooperate fully with Union Pacific Railroad and other public agencies, such as the California Highway Patrol, in the event of a hazardous material emergency.	Project Proponent and Turlock Fire Department	Turlock Fire Department	In Event of Hazardous Material Emergency
HM-5.3	The City shall review County and State emergency response procedures that must be coordinated with City procedures.	Turlock Planning and Turlock Fire Department	Turlock Planning and Turlock Fire Department	Adoption of Specific Plan

10.4 Hydrology and Water Quality

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Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Timing	
HWQ-1 Impacts From Violation of Water Quality Standards or Waste Discharge Requirements				
HWQ-1.1	Industrial uses that require water for processing or cooling shall submit a wastewater budget to Municipal Services. The wastewater budget shall indicate the total wastewater demand, the quality of the wastewater, and the opportunities for wastewater re-use and water conservation. (Westside Industrial Specific Plan Infrastructure and Services Policy I-P-41)	Project Proponent	Turlock Public Works and Turlock Fire Department	Prior to discretionary approval of development applications.
HWQ-1.2	Comply with the Regional Water Control Board's regulations and standards to maintain and improve groundwater and surface water quality. (Westside Industrial Specific Plan Resources Policy R-R-7)		Turlock Planning and Turlock Building Department	
HWQ-2 Impacts from Depletion of Groundwater Supplies or Interfere with Groundwater Recharge.				
HWQ-2.1	Strive to develop public infrastructure that utilizes water and energy resources in a conservative, sustainable manner. (Westside Industrial Specific Plan Infrastructure and Services Objective 4)	Turlock Public Works and Turlock Planning	Turlock Public Works and Turlock Planning	Adoption of Specific Plan
HWQ-2.2	Maintain and protect the quality of groundwater resources. (Westside Industrial Specific Plan Infrastructure and Services Objective 5)	Project Proponent and Turlock Planning	Turlock Planning and Turlock Building Department	Prior to discretionary approval of development applications.
HWQ-2.3	Encourage water conservation in industrial processes by making reclaimed wastewater available for cooling, and other industrial use in the Plan Area. (Westside Industrial Specific Plan Infrastructure and Services Policy I-P-38)	Turlock Planning and Turlock Public Works	Turlock Planning and Turlock Public Works	Adoption of Specific Plan
HWQ-2.4	Consider the feasibility of the extension of reclaimed wastewater distribution systems where new sewer and water lines are being constructed in the Plan Area. (Westside Industrial Specific Plan Infrastructure and Services Policy I-P-39)			

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Mitigation Measure		Implementing Responsibility	Monitoring Responsibility	Timing
HWQ-2.5	Encourage potable water conservation in site landscaping and streetscape landscaping. (Westside Industrial Specific Plan Infrastructure and Services Policy I-P-40)			
HWQ-3 Impacts from Altering Existing Drainage Pattern, or Increasing Rate of Runoff That Could Result in Flooding.				
HWQ-3.1	The City shall design the Dianne Drive detention basin for joint recreation and storm water management use. (Westside Industrial Specific Plan Infrastructure and Services Policy I-P-43)	Turlock Planning, Turlock Parks, and Turlock Public Works	Turlock Planning, Turlock Parks, and Turlock Public Works	Adoption of Specific Plan
HWQ-3.2	On-site storm water detention shall be provided on any site larger than two acres, and shall be designed for future connection to the City's storm water drainage system. (Westside Industrial Specific Plan Infrastructure and Services Policy I-P-44)	Project Proponent	Turlock Planning and Turlock Public Works	Prior to discretionary approval of development applications.
HWQ-3.3	Site grading shall be designed to create positive drainage throughout the site and to collect the storm water for the storm water drainage system. (Westside Industrial Specific Plan Infrastructure and Services Policy I-P-47)			
HWQ-3.4	Large commercial and industrial water users shall submit a water use and conservation plan as part of the project entitlement review and approval process, and shall develop a program to monitor compliance with and effectiveness of that plan. (Westside Industrial Specific Plan Resources Policy R-P-8)			
HWQ-3.5	Actively pursue the use of treated wastewater in irrigation and industrial applications, including development of appropriate infrastructure. (Westside Industrial Specific Plan Resources Policy R-P-9)	Turlock Planning and Turlock Public Works		Adoption of Specific Plan
HWQ-4 Impacts from Impervious Surface Runoff that Could Contain Urban Contaminants.				

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Mitigation Measure		Implementing Responsibility	Monitoring Responsibility	Timing
HWQ-4.1	Comply with the Regional Water Control Board's regulations and standards to maintain and improve groundwater and surface water quality. (Westside Industrial Specific Plan Resources Policy R-P-7)	Project Proponent	Turlock Planning	Prior to discretionary approval of development applications.
HWQ-4.2	The discharge of oil, gasoline, diesel fuel, or any other petroleum derivative, or any toxic chemical or hazardous waste is prohibited. (Westside Industrial Specific Plan Resources Policy R-P-10)		Turlock Building Department and Turlock Fire Department	Prior to Building Permit
HWQ-4.3	Materials and equipment shall be stored so as to ensure that spills or leaks cannot enter storm drains, or the drainage ditches or detention basins. (Westside Industrial Specific Plan Resources Policy R-P-11)			
HWQ-4.4	A spill prevention and cleanup plan shall be implemented. (Westside Industrial Specific Plan Resources Policy R-P-12)			
HWQ-4.5	Future industrial and commercial employers/employees shall be educated about prevention of urban contaminants entering storm drains, or the drainage ditches or detention basin. (Westside Industrial Specific Plan Resources Policy R-P-13)	Turlock Fire Department	Turlock Fire Department	Prior to discretionary approval of development applications.
HWQ-4.6	Maintain buffer areas between drainage ditches and detention basins, and urban development to protect water quality. (Westside Industrial Specific Plan Resources Policy R-P-14)	Turlock Planning and Turlock Public Works	Turlock Planning and Turlock Public Works	Adoption of Specific Plan

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Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Timing
<p>HWQ-4.7 Utilize cost-effective urban runoff controls, including Best Management Practices (BMP's) to limit urban pollutants from entering the drainage ditches and detention basins. BMP's shall include: <u>Construction BMP's</u></p> <p>DS 1 During construction, temporary gravel, hay bale, earthen, or sand bag dikes and/or non-woven filter fabric fence, shall be used as necessary to prevent uncontrolled runoff that could enter storm drains, or the drainage ditches or detention basin.</p> <p>DS 2 Surplus or waste material and/or fill of earthen material shall not be placed in the storm drains, or the drainage ditches or detention basins.</p> <p>DS 3 All loose piles of soil, silt, clay, sand, debris, or other earthen materials shall be protected in a reasonable manner to prevent the discharge of these materials off-site, or into storm drains, or the drainage ditches or detention basins.</p> <p>DS 4 After completion of a construction project, all surplus or waste earthen materials shall be removed from the site and deposited in an approved disposal location, or stabilized on-site.</p> <p>DS 5 Fresh concrete or grout shall not be allowed to contact or enter drains, or the drainage ditches or detention basins.</p> <p>DS 6 Dewatering should be done in a manner so as to eliminate the discharge of earthen materials off-site, or into storm drains, or the drainage ditches or detention basins.</p> <p>DS 7 Any constructed drainage swales and catchment/infiltration areas should be stabilized by appropriate soils stabilization.</p> <p>DS 8 Dust shall be controlled to prevent the transport of such material off the project site or into storm drains, or the drainage ditches or detention basins.</p> <p>DS 9 All disturbed areas shall be adequately re-stabilized or re-vegetated. Re-vegetated areas shall be continually maintained.</p> <p>DS 10 All non-construction areas should be protected by fencing or other means to prevent unnecessary disturbance.</p> <p><u>Post-Construction (Project) BMP's</u></p> <p>DS 11 Traps, filters, or other devices at drop inlets shall be installed to prevent contaminants from entering storm drains.</p> <p>DS 12 All surface flow from the project site shall be controlled to prevent erosion.</p> <p>DS 13 Culvert outlets shall be located on natural soil, not on fill.</p> <p>(Westside Industrial Specific Plan Resources Policy R-P-15)</p>	Project Proponent	Turlock Building Department	Prior to Building Permit
<p>HWQ-4.8 The incorporation of grassy swales and other best management practices are encouraged to filter storm water. (Westside Industrial Specific Plan Infrastructure and Services Policy I-P-46)</p>			
<p>HWQ-4.9 Water quality swales shall be landscaped with appropriate erosion control plant materials. (Westside Industrial Specific Plan Infrastructure and Services Policy I-P-48)</p>			

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Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Timing	
11.5 Land Use				
LU-4 Impacts From Conflicts Between Incompatible Land Uses				
LU-4.1	Design industrial development to minimize potential community impacts adversely affecting residential and commercial areas in relation to local and regional air quality and odor, adequacy of municipal service, local traffic conditions, visual quality, and noise levels. (Westside Industrial Specific Plan Land Use Policy LU-P- 10 and General Plan Policy 2.5-h)	Turlock Planning and Turlock Public Works	Turlock Planning and Turlock Public Works	Adoption of Specific Plan
LU-4.2	Buffer industrial and heavy commercial areas from adjacent residential, commercial and recreation areas. (Westside Industrial Specific Plan Land Use Policy LU-P 11 and General Plan Policy 2.5-i)	Project Proponent	Turlock Building Department	Prior to Building Permit
LU-4.3	Where industrial uses are adjacent to non-industrial uses, appropriate buffering techniques such as set backs, screening, and landscaping need to be provided to mitigate any negative effects of industrial operations. (Westside Industrial Specific Plan Land Use Policy LU-P 15)			
LU-4.4	Wooden or open vertical metal (wrought iron style) fences shall be located at the interface of urban and agricultural uses. Wire mesh is not acceptable.			
12.6 Noise				
N-3 Impacts From Exposing Residents Adjacent to Study Area to Future Roadway Traffic Noise.				
N-3.1	Work in cooperation with the City, Caltrans, and the Union Pacific Railroad to maintain noise level standards for the Plan Area in compliance with adopted noise standards. (Westside Industrial Specific Plan Resources Policy R-P-54)	Project Proponent	Planning Department	Prior to discretionary approval of development applications.
N-5 Impacts From Exposing Residents Adjacent to Study Area to Future Industrial and Commercial Noise.				
N-5.1	Design industrial development to minimize potential community impacts adversely affecting residential and commercial areas in relation to local and regional air quality and odor, adequacy of municipal service, local traffic conditions, visual quality, and noise levels . (Westside Industrial Specific Plan Land Use Policy LU-P- 10)	Turlock Planning	Turlock Planning	Adoption of Specific Plan

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Mitigation Measure		Implementing Responsibility	Monitoring Responsibility	Timing
N-5.2	New industrial and commercial development with actual or projected exterior noise levels or greater than 60 dB Ldn, shall be conditioned to use mitigation measures to reduce exterior noise levels to less than or equal to 60 dB Ldn. (Westside Industrial Specific Plan Resources Policy R-P-55).	Project Proponent		Prior to discretionary approval of development
N-5.3	Control noise at the source through use of insulation, berms, building design and orientation, buffer space, staggered operating hours, sound walls, enclosing certain noise creating equipment/activities, use of muffling or silencing equipment as necessary to ensure compliance with the City of Turlock Noise Standards. (Westside Industrial Specific Plan Resources Policy R-P-56).			
N-5.4	Noise-producing equipment shall be set back from the noise-sensitive property line to the maximum practical extent. (Westside Industrial Specific Plan Resources Policy R-P-57).			
N-5.5	Operation of mechanical refrigeration units on trucks shall be prohibited during loading/unloading in areas adjacent to noise-sensitive uses. (Westside Industrial Specific Plan Resources Policy R-P-58).			
N-5.6	On-site vehicles such as forklifts shall be required to have and maintain adequate mufflers. (Westside Industrial Specific Plan Resources Policy R-P-59).			

14.12 Public Facilities and Services

PFS-1 Impacts From Demand for Domestic Water Beyond Current Entitlements.

PFS-1.1	New employment centers may include office, business-professional, research and development, and light industrial or industrial development and shall be located in areas served by full City services or served by suitable facilities approved by the City. Employment centers should be located along major arterials with easy freeway access and with access from public transit, and accessible to bicyclists and pedestrians.	Turlock Planning, Turlock Parks, Turlock Public Works	Turlock Planning, Turlock Parks and Turlock Public Works	Adoption of Specific Plan
PFS-1.2	Secure sufficient sources of water to meet the needs of the existing community and planned residential and commercial growth.			
PFS-1.3	The City will continue to rely principally on groundwater resources for its municipal water in the near term, but will participate in the regional improvements to deliver surface water to augment the City's groundwater supply.			
PFS-1.4	Ensure wastewater collection and treatment for all development in the City and the safe disposal of wastes.			

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Mitigation Measure		Implementing Responsibility	Monitoring Responsibility	Timing
PFS-1.5	The City will maintain capacity to process combined residential, commercial, and industrial flow.			
PFS-1.6	The City shall require the dedication and improvement of drainage detention basins as a condition of development approval according to the standards of the Drainage Master Plan. The responsibility for the dedication and improvement of detention basins shall be based on the prorated share of stormwater runoff resulting from each development.	Project Proponent	Turlock City Council, Turlock Planning and Turlock Public Works	Prior to discretionary approval of development applications.
PFS-1.7	The City shall require, as a condition of project approval, dedication of land and easements, or payment of appropriate fees and exactions, to help offset municipal costs of expansion of water treatment facilities and delivery systems.			
PFS-2 Impacts From Demand for Wastewater (Sewer) Treatment Beyond Current Entitlements.				
PFS-2.1	Industrial uses that require water for processing or cooling shall submit a water budget to the Municipal Services. The water budget shall indicate the total water demand, the quality of the water, and the opportunities for water re-use and water conservation. (Westside Industrial Specific Plan Infrastructure and Services Policy I-P-41)	Project Proponent	Turlock Public Works	Prior to discretionary approval of development applications.
PFS-2.2	Septic tanks are prohibited in the Plan Area with the following exceptions: <ul style="list-style-type: none"> • Existing single family dwellings • Interim industrial uses pending completion of the municipal wastewater collection system. Such interim uses may not extend beyond two years. (Westside Industrial Specific Plan Infrastructure and Services Policy I-P-42) 			
PFS-2.3	The City will promote reduced water system demand through efficient water use by: <ul style="list-style-type: none"> • Requiring water conserving design and equipment in new construction; • Encouraging retrofitting with water conserving devices; and • Designing wastewater systems to minimize inflow and infiltration to the extent economically feasible. 			

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Mitigation Measure		Implementing Responsibility	Monitoring Responsibility	Timing
PFS-2.4	Business Park and other industrial uses shall provide an evaluation of opportunities for an industrial pretreatment program in accordance with California State and federal requirements.			
PFS-3 Impacts From Demand for Storm Water Drainage Beyond Current Entitlements.				
PFS-3.1	Storm water management (and detention basins where necessary) shall be included in the site design for each development. (Westside Industrial Specific Plan Urban Design Policy UD-P-1)	Project Proponent	Turlock Public Works	Prior to discretionary approval of development applications.
PFS-3.2	Parking areas and driveways may be used for storm water detention. (Westside Industrial Specific Plan Urban Design Policy UD-P-4)			
PFS-3.3	The City shall design the Dianne Drive detention basin for joint recreation and storm water management use. (Westside Industrial Specific Plan Infrastructure and Services Policy I-P-43)	Turlock Planning, Turlock Parks, and Turlock Public Works	Turlock Planning, Turlock Parks, and Turlock Public Works	Adoption of Specific Plan
PFS-3.4	On-site storm water detention shall be provided on any site larger than two acres, and shall be designed for future connection to the City's storm water drainage system. (Westside Industrial Specific Plan Infrastructure and Services Policy I-P-44)	Project Proponent	Turlock Public Works	Prior to discretionary approval of development applications.
PFS-3.5	The incorporation of grassy swales and other best management practices are encouraged to filter storm water (Westside Industrial Specific Plan Urban Design Policy UD-P-3; Infrastructure and Services Policy I-P-46)			
PFS-3.6	Site grading shall be designed to create positive drainage throughout the site and to collect the storm water for the storm water drainage system. (Westside Industrial Specific Plan Urban Design Standard DS 1; Infrastructure and Services Policy I-P-47)			

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Mitigation Measure		Implementing Responsibility	Monitoring Responsibility	Timing
PFS-3.7	Water quality swales shall be landscaped with appropriate erosion control plant materials. (Westside Industrial Specific Plan Infrastructure and Services Policy I-P-48)		Turlock City Council, Turlock Planning and Turlock Public Works	
PFS-3.8	The City shall require the dedication and improvement of drainage detention basins as a condition of development approval according to the 1988 Storm Drain Master Plan. The responsibility for the dedication and improvement of detention basins shall be based on the prorated share of storm water runoff resulting from each development.			
PFS-4 Impacts From Demand for Solid Waste Services Beyond Current Entitlements.				
PFS-4.1	The City will encourage industrial development that utilizes solid waste material for recycling or co-generation. (Westside Industrial Specific Plan Infrastructure and Services Policy I-P-50)	Project Proponent	Turlock Public Works	Prior to discretionary approval of development applications.
PFS-6 Impacts From Demand for Additional Facilities and Level of Service (LOS) for Police Protection, Fire Protection, and Parks.				
PFS-6.1	All new development is required to meet the fire protection standards established by the City. Typical standards include, but are not limited to: <ul style="list-style-type: none"> • Sprinklers in buildings 5,000 square feet and larger; • On-site hydrants; • Adequate emergency access to buildings; • Hazardous materials plans. (Westside Industrial Specific Plan Infrastructure and Services Policy I-P-62)	Project Proponent and Turlock Public Works	Turlock Public Works and Turlock Fire Department	Prior to discretionary approval of development applications.
PFS-6.2	All new development shall participate in the City’s service mitigation fee that funds police, fire and public maintenance services operations and maintenance costs. (Westside Industrial Specific Plan Infrastructure and Services Policy I-P-63)	Project Proponent	Turlock Planning and Turlock Public Works	Prior to discretionary approval of development applications.

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Mitigation Measure		Implementing Responsibility	Monitoring Responsibility	Timing
PFS-6.3	The detention basin at Dianne Drive and Canal Drive will be designed to allow for future improvement as a recreation facility. (Westside Industrial Specific Plan Infrastructure and Services Policy I-P-64)	Turlock Public Works and Turlock Parks	Turlock Public Works and Turlock Parks	Adoption of Specific Plan
PFS-6.4	The portion of any industrial, industrial-business professional, office or commercial site allocated specifically to basketball courts, picnic areas, and similar employee oriented recreation facilities shall be included in the landscape area requirement for that use, provided that the landscape facility is fully improved with landscaping. (Westside Industrial Specific Plan Infrastructure and Services Policy I-P-65)	Project Proponent	Turlock Parks	Prior to discretionary approval of development applications.
PFS-7 Impacts From Expanded Energy Sources and Infrastructure.				
PFS-7.1	Maintain coordination between land development and expansion of public utilities and streets to ensure that utilities are available in a timely manner. (Westside Industrial Specific Plan Land Use Objective 6)	Turlock Planning and Turlock Public Works	Turlock Planning and Turlock Public Works	Adoption of Specific Plan
PFS-7.2	Implement innovative technologies for communications, water and energy conservation in site design and building architecture. (Westside Industrial Specific Plan Land Use Objective 7)	Project Proponent	Turlock Public Works	Prior to discretionary approval of development applications.
PFS-7.3	Passive solar design is encouraged whenever possible. Design of buildings shall demonstrate consideration of energy-efficient concepts such as natural heating and/or cooling, sun and wind exposure and orientation, and other solar energy opportunities. (Westside Industrial Specific Plan Urban Design Policy UD-P-7)			
PFS-7.4	Life-cycle costs of buildings shall be considered in the design of all buildings. (Westside Industrial Specific Plan Urban Design Policy UD-P-8)			
PFS-7.5	Use of wind and thermal mass to heat and cool structures and public spaces shall be considered in the design of all buildings. (Westside Industrial Specific Plan Urban Design Policy UD-P-9)			

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Mitigation Measure		Implementing Responsibility	Monitoring Responsibility	Timing
PFS-7.6	Application of the Leadership in Energy and Environmental Design (LEED) Green Building Rating System is encouraged. (Westside Industrial Specific Plan Urban Design Policy UD-P-10)			
PFS-7.7	Buildings adjoining public spaces, such as along a pedestrian promenade, shall be designed to provide sun to walkways and primary gathering areas in the winter. (Westside Industrial Specific Plan Urban Design Standard DS 4.)			
PFS-7.8	Sun shade structures such as building overhangs, verandas, trellises and porticoes shall be incorporated in the design of all buildings at the primary entry and pedestrian approaches to all buildings. (Westside Industrial Specific Plan Urban Design Standard DS 5)			
PFS-7.9	New infrastructure systems shall be designed with consideration of life-cycle costs, and shall be innovative in conserving and recycling water and energy. (Westside Industrial Specific Plan Infrastructure and Services Policy I-P-37)			
PFS-7.10	The City will work with TID to ensure that the local electricity distribution grid is in place in a timely manner to serve new users. (Westside Industrial Specific Plan Infrastructure and Services Policy I-P-51)	Turlock Public Works	Turlock Public Works	Adoption of Specific Plan
PFS-7.11	The City will encourage the use of energy conserving design in landscaping and architecture to reduce building heating and cooling loads. (Westside Industrial Specific Plan Infrastructure and Services Policy I-P-52)	Project Proponent	Turlock Public Works	Prior to discretionary approval of development applications.
PFS-7.12	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 materials to reflect heat. (Westside Industrial Specific Plan Resources Policy R-P-22)			
PFS-7.13	Plant deciduous trees on the south- and west-facing sides of buildings. (Westside Industrial Specific Plan Resources Policy R-P-23)			
15.7 Traffic and Circulation				
TC-1 Impacts From Increased Traffic Which Exceeds Existing Traffic Load and Street System Capacity, Including Intersections				

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Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Timing
TC-1.1 Design industrial development to minimize potential community impacts adversely affecting residential and commercial areas in relation to local and regional air quality and odor, adequacy of municipal service, local traffic conditions , visual quality, and noise levels. (Westside Industrial Specific Plan Land Use Policy LU-P-10)	Turlock Public Works and Turlock Planning	Turlock Public Works and Turlock Planning	Adoption of Specific Plan
TC-1.2 Develop a comprehensive transportation system to provide convenient and quick access to the work place, which minimizes commute time and costs. (Westside Industrial Specific Plan Objective 9)			
TC-1.3 Provide convenient access to personal services and conveniences near the work place, such as day care, medical and dental care, banking, professional services recreation, retail shops and restaurants. (Westside Industrial Specific Plan Objective 10)			
TC-1.4 Strive to maintain a minimum Level of Service Standard C on all roadway segments in the Plan Area. (Westside Industrial Specific Plan Transportation Objective 1)			
TC-1.5 Strive to maintain a minimum Level of Service Standard D in the PM Peak Hour on all intersections in the Plan Area. (Westside Industrial Specific Plan Transportation Objective 2)			
TC-1.6 Protect the rail corridor to ensure that rail service continues to be available in the Plan Area. (Westside Industrial Specific Plan Transportation Objective 6)			
TC-1.7 Accommodate truck traffic. (Westside Industrial Specific Plan Transportation Objective 7)			
TC-1.8 Create efficient, interconnected street patterns. (Westside Industrial Specific Plan Transportation Objective 8)			
TC-1.9 Continue to monitor traffic service levels and implement improvements prior to deterioration in levels of service to below the stated standard. (Westside Industrial Specific Plan Infrastructure and Services Policy I-P-1)			

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Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Timing
TC-1.10 Business Park streets shall be continuous between primary streets, or between primary streets and other business park streets. Cul-de-sac streets will be allowed only where physical barriers prohibit continuous streets. (Westside Industrial Specific Plan Infrastructure and Services Policy I-P-6)			
TC-1.11 Washington Road shall be designated as an Expressway between Keyes Road and W. Harding Road. (Westside Industrial Specific Plan Infrastructure and Services Policy I-P-10)			
TC-1.12 Developments along Tegner Road, Washington Road and West Main Street shall be required to consolidate or limit driveways in order to minimize traffic conflicts consistent with General Plan Table 5.2-B, Expressway Design and Access Standards. (Westside Industrial Specific Plan Infrastructure and Services Policy I-P-11)			
TC-1.13 The backbone traffic management system will be implemented with the first phase of development of the Plan Area and will be expanded as the Plan Area develops subject to the review and approval of the system by the City Engineer. (Westside Industrial Specific Plan Infrastructure and Services Policy I-P-27)			
TC-1.14 Future SR 99 interchange improvements shall provide for traffic system management measures. (Westside Industrial Specific Plan Infrastructure and Services Policy I-P-28)			
TC-1.15 The design of circulation improvements, notably street extensions and expansions, shall consider the effect on the continued viability of the rail spur. (Westside Industrial Specific Plan Infrastructure and Services Policy I-P-29)			
TC-1.61 Preserve and protect rail access that serves sites suitable for rail dependent industries. (Westside Industrial Specific Plan Infrastructure and Services Policy I-P-31)			
TC-1.17 Prohibit uses that undermine the viability of rail operations. (Westside Industrial Specific Plan Infrastructure and Services Policy I-P-32)			
<p>TC-2 Impacts From Hazards Due to Incompatible Uses, Such as Between Local Employee Traffic and Pedestrians with Heavy Trucks, Rail Freight Service, as well as with Farm Equipment that will Continue to Operate for a Time Within the Study Area.</p>			

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Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Timing
TC-2.1 Provide development sites that are appropriate to the industrial and commercial user needs in terms of access, the size and configuration of available land parcels, availability of suitable buildings, and compatibility with surrounding land use . (Westside Industrial Specific Plan Objective 6)	Turlock Public Works and Turlock Planning	Turlock Public Works and Turlock Planning	Adoption of Specific Plan
TC-2.2 Separate heavy truck traffic from local employee traffic and pedestrians. (Westside Industrial Specific Plan Transportation Objective 3)			
TC-2.3 Emphasize routes for major truck traffic and out-of-area employees on the west side of the Plan Area. (Westside Industrial Specific Plan Infrastructure and Services Policy I-P-3)			
TC-2.4 Emphasize access for resident employees on east-west circulation, notably Fulkerth Road, West Canal Drive, Castor Street and West Linwood Avenue. (Westside Industrial Specific Plan Infrastructure and Services Policy I-P-4)			
TC-2.5 Truck traffic, other than local delivery trucks, shall be limited to the primary streets: Fulkerth Road, West Main Street, West Linwood Avenue, South Walnut Avenue, Washington Road and Tegner Road. (Westside Industrial Specific Plan Infrastructure and Services Policy I-P-7)			
TC-2.6 Incorporate provisions for trucks in the design of designated truck routes. (Westside Industrial Specific Plan Infrastructure and Services Policy I-P-8 and General Plan Policy 5.6-c)			
TC-2.7 Establish a signage system to direct trucks to the designated routes. (Westside Industrial Specific Plan Infrastructure and Services Policy I-P-9 and General Plan Policy 5.6-e)			
TC-2.8 The streets within the Business Park must accommodate the flow of trucks and peak employee traffic. The first application for development in the Business Park shall include a circulation street network for the entire Business Park. (Westside Industrial Specific Plan Infrastructure and Services Policy I-P-12)	Turlock Public Works and Turlock Planning, Project Proponent	Turlock Public Works and Turlock Planning	Prior to discretionary approval of development applications.

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Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Timing
TC-2.9 Continue the ongoing comprehensive program to improve the condition and safety of existing railroad crossings by upgrading surface conditions and installing signs and signals where warranted. (Westside Industrial Specific Plan Infrastructure and Services Policy I-P-30 and General Plan Policy 5.6-j)	Turlock Public Works and Turlock Planning	Turlock Public Works and Turlock Planning	Adoption of Specific Plan
TC-3 Impacts From Inadequate Emergency Access.			
TC-3.1 Create efficient, interconnected street patterns. (Westside Industrial Specific Plan Transportation Objective 8)	Turlock Public Works and Turlock Planning	Turlock Public Works and Turlock Planning	Adoption of Specific Plan
TC-3.2 Local streets shall align with the existing rectangular grid pattern where feasible. (Westside Industrial Specific Plan Infrastructure and Services Policy I-P-2)	Turlock Public Works and Turlock Planning, Project Proponent	Turlock Public Works and Turlock Planning	Prior to discretionary approval of development applications.
TC-3.3 Local streets shall be continuous and connect with cross streets consistent with General Plan Implementing Policy 7.4-e. Cul-de-sac streets are prohibited unless there is no viable alternative. (Westside Industrial Specific Plan Infrastructure and Services Policy I-P-5)			
TC-5 Impacts From Conflicts with Adopted Programs Supporting Alternative Transportation.			
TC-5.1 Expand opportunities for employees to commute to work via public transportation, local shuttle services, alternative vehicles, and bicycling. (Westside Industrial Specific Plan Transportation Objective 5)	Turlock Public Works and Turlock Planning, Project Proponent	Turlock Public Works and Turlock Planning	Prior to discretionary approval of development applications.

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Mitigation Measure		Implementing Responsibility	Monitoring Responsibility	Timing
TC-5.2	The City shall, through the terms of any discretionary or administrative approval of projects in the General Commercial, Commercial Office, Industrial and Industrial-Business Park land use, encourage employers to cooperate with Stanislaus Council of Governments by making information on rideshare, transit and other travel alternatives available to employees. (Westside Industrial Specific Plan Infrastructure and Services Policy I-P-26)		Turlock City Council, Turlock Planning and Turlock Public Works	Prior to discretionary or administrative approval of development applications.
TC-5.3	The sidewalks must be designed to enable patrons to walk to the commercial centers from their place of employment or residence during suitable weather. (Westside Industrial Specific Plan Infrastructure and Services Policy I-P-15)		Turlock Public Works and Turlock Planning	Prior to discretionary approval of development applications.
TC-5.4	The pedestrian path system shall connect conveniently and directly to the location of any stop along a public transit route adjacent to the commercial center. Shaded streetscapes shall be provided to encourage non-motorized transportation. (Westside Industrial Specific Plan Infrastructure and Services Policy I-P-16)			
TC-5.5	Class II bike paths will be provided on all primary and secondary streets in the Plan Area. This includes: <ul style="list-style-type: none"> • Fulkerth Road • West Main Street (east of Tegner Road) • West Linwood Avenue (east of Tegner Road) • Walnut Avenue, Dianne Drive, and Tegner Road • W. Tuolumne Road Over-crossing (Westside Industrial Specific Plan Infrastructure and Services Policy I-P-17)			
TC-5.6	Class I bike paths will be included in the Plan Area in the following location: <ul style="list-style-type: none"> • West Canal Drive between SR 99 and Tegner Road (Westside Industrial Specific Plan Infrastructure and Services Policy I-P-18)			
TC-5.7	Street and driveway crossings along the designated Class I bike paths shall be minimized. (Westside Industrial Specific Plan Infrastructure and Services Policy I-P-19)			

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Mitigation Measure		Implementing Responsibility	Monitoring Responsibility	Timing
TC-5.8	A parking area for the bike path system shall be located at the detention pond area on the south side of the future extension of Canal Drive, East of Dianne Drive. (Westside Industrial Specific Plan Infrastructure and Services Policy I-P-20)	Turlock Public Works and Turlock Planning	Turlock Public Works and Turlock Planning	Adoption of Specific Plan
TC-5.9	The public transit routes shall be designed to provide convenient commute service from the residential areas to the employment center. Fulkerth Road, Tegner Road, West Main Street, Dianne Drive, Canal Drive and Washington shall be considered potential routes for any future public transit system. (Westside Industrial Specific Plan Infrastructure and Services Policy I-P-21)			
TC-5.10	All Commercial Office (CO), Community Commercial (CC) and Industrial Business Professional (I-BP) land uses located beyond the intersection of arterial streets shall provide space to accommodate a transit stop beyond the intersection consistent with Standard ST-16 subject to approval by the City Engineer. (Westside Industrial Specific Plan Infrastructure and Services Policy I-P-22)			
TC-5.11	All Commercial Office (CO), Community Commercial (CC) and Industrial Business Professional (I-BP) land uses shall provide a pedestrian path consistent with ADA requirements that connects the primary building entry to the public ROW. The pedestrian path shall terminate on the public ROW within 400 feet of any transit stop located along the project frontage. (Westside Industrial Specific Plan Infrastructure and Services Policy I-P-23)			
TC-5.12	The City Engineer shall consider the location of pedestrian routes and bike routes in approving the location of transit stops in order to facilitate convenient connections between transit and major pedestrian/bike routes. (Westside Industrial Specific Plan Infrastructure and Services Policy I-P-24)	Turlock City Engineer	Turlock Public Works	Prior to discretionary approval of development applications.
TC-5.13	A transit hub that would serve the Plan Area should be located near the highest concentration of potential employment. Opportunities would exist along the future extension of Tegner Road between West Main Street and Fulkerth Road. (Westside Industrial Specific Plan Infrastructure and Services Policy I-P-25)	Turlock Public Works and Turlock Planning	Turlock Public Works and Turlock Planning	Adoption of Specific Plan

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Mitigation Measure	Implementing Responsibility	Monitoring Responsibility	Timing
TC-5.14 All secondary streets shall be designed and posted for speeds of 25 miles per hour, or less to allow Neighborhood Electric Vehicles to circulate through the Plan Area. (Westside Industrial Specific Plan Infrastructure and Services Policy I-P-13)	Turlock Public Works and Turlock Planning, Project Proponent	Turlock Public Works and Turlock Planning	Prior to discretionary approval of development applications.
TC-5.15 Canal Drive will be the preferred route over SR 99 for neighborhood electric vehicles and shall be posted for not more than 25 mph. (Westside Industrial Specific Plan Infrastructure and Services Policy I-P-14)	Turlock Public Works and Turlock Planning	Turlock Public Works and Turlock Planning	Adoption of Specific Plan