

Summary Form for Electronic Document Submittal**Form F**

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: MDP 26-04 CITY OF TURLOCK CP 24-045 "WELL 36 GAC TREATMENT PROJECT"Lead Agency: City of TurlockContact Name: Katie Quintero, Planning ManagerEmail: kquintero@turlock.ca.us Phone Number: (209) 668-5640Project Location: Turlock Stanislaus
City *County*

Project Description (Proposed actions, location, and/or consequences).

Please see attached Project Description

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Please see attached Mitigation, Monitoring, and Reporting Program plan.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

No known areas of controversy

Provide a list of the responsible or trustee agencies for the project.

Not applicable

Description of the Project

Project Background

Well 36 is located within Summerfaire Park located at 1350 N. Fulkerth Road. Well 36 was constructed in the year 2000. The existing well is currently offline, with plans in place to replace the pump and motor before the proposed Granular Activated Carbon (GAC) treatment comes online. In the past, the well produced approximately 2,000 gallons per minute (gpm) of groundwater which is used as potable water. Chlorination facilities were added to Well 36 in 2022. 1,2,3-Trichloropropane (TCP) has been consistently detected at levels that exceed the maximum contaminant level (MCL) of 5 parts per trillion and the City received a compliance order from the Division of Drinking Water in 2023. Arsenic concentrations have been trending upward and are approaching the MCL of 10 parts per billion (ppb). The well includes a pump discharge header equipped with two (2) blind flanged tees separated by an isolated gate valve.

Project Description

The City proposes implementing a GAC filtration system to remove TCP from Well 36 and construct future arsenic treatment facilities. Well 36 is located in the southeast corner of Summerfaire Park, adjacent to N. Soderquist Road. The well has a production capacity of approximately 2,000 gpm. The proposed treatment site partially extends into the existing detention basin to accommodate future arsenic treatment infrastructure. The area of potential effect surveyed for biological and cultural resources is approximately 1.0 acres.

The major components of the GAC Project include:

- Removal of 15 trees
- Placement of approximately 6,000 cubic yards of fill within the existing detention basin
- Installation of new security fencing and perimeter security landscaping utilizing thorned plant species (e.g., rose bushes, Pyracantha)
- Perimeter landscaping on all four (4) sides of the facility
- Construction of two (2) commercial-grade drive approaches and a 40-foot-wide half-circle access road
- Aggregate surfacing
- Installation of six (6) 12-foot diameter GAC treatment vessels
- Ductile iron process piping, primarily 12-inch and 16-inch diameters

The major components for the future arsenic treatment include:

- Installation of three (3) 12-foot diameter filter vessels
- Construction of an approximately 20-foot diameter washwater equalization basin
- Installation of a 35-foot by 60-foot chemical storage enclosure
- Installation of ductile iron and high-density polyethylene (HDPE) piping

Site runoff and backwash water would discharge to the basin drop inlet. The existing storm drain pipeline located in the southern portion of the site would be intercepted and rerouted to avoid future conflicts with the future arsenic treatment plant.

Compliance with the City of Turlock Development Services

Building Division

The proposed Project would comply with the California Building Code and the Turlock Municipal Code (TMC) in effect at the time of building permit application. A separate permit for any site lighting would be obtained if needed.

Fire Department

The proposed Project shall comply with the current California Fire Code, National Fire Code (NFPA), California Mechanical Code, and the Turlock Municipal Code in effect at the time of building permit application. Electrical disconnect shall be accessible from the exterior of the building or in a secure electrical room that opens directly to the outside. Disconnect or electrical room will be identified with an approved all weather sign. Fire line requirements shall be met. As well as, fire lanes shall be painted throughout the proposed project.

The following permanent all-weather signage shall be installed at a minimum of three-inch letters/numbers:

- MAIN ELECTRICAL DISCONNECT
- MAIN GAS SHUT OFF
- FIRE CONTROL ROOM
- FDC (address numerals)
- ELECTRICAL ROOM
- HVAC units shall be numbered (coordinating with breakers and fire alarm system)

Municipal Services – Water

Prior to issuance of a building permit, water and sewer utilities shall be reviewed and approved by Municipal Services.

Compliance with the San Joaquin Valley Air Pollution Control District

In accordance with San Joaquin Valley Air Pollution Control District (SJVAPCD) Rule 2010 an Authority to Construct and Permit to Operate are required. Prior to construction, the Project proponent should submit to the SJVAPCD an application for an ATC. Additionally, the Project shall comply with SJVAPCD Rule 2201 that requires that new and modified stationary sources of emissions mitigate their emissions using Best Available Control Technology. The Project shall comply with SJVAPCD Rule 4601 for architectural coatings if applicable. A prioritization health risk assessment should be performed in coordination with SJVAPCD.

Minor Discretionary Permit

In accordance with TMC 9-3-202 design review through a Minor Discretionary Permit is required for the tanks and on-site structures associated with this Project.

Construction Schedule

GAC TREATMENT FACILITIES

Construction start: Fall of 2026

Construction end: Summer/Fall of 2027

Duration: approximately 12 months

ARSENIC TREATMENT PLANT

Construction dates: unknown at this time.

Duration: approximately 12 months

Equipment

Equipment would likely include excavators, bulldozers, skidsteers, dump trucks, loaders, concrete pump truck, graders, water truck, etc.

Operation and Maintenance

Existing city staff would provide any maintenance necessary for the water treatment facilities at the Well 36 site.

CHAPTER 5 MITIGATION, MONITORING, AND REPORTING PROGRAM

This Mitigation Monitoring and Reporting Program (MMRP) has been formulated based upon the findings of the IS/MND for the Project in the City of Turlock. The MMRP lists mitigation measures recommended in the IS/MND for the Project and identifies monitoring and reporting requirements.

Table 5-1: Mitigation, Monitoring, and Reporting Program presents the mitigation measures identified for the Project. Each mitigation measure is numbered with a symbol indicating the topical section to which it pertains, a hyphen, and the impact number. For example, BIO-2 would be the second mitigation measure identified in the Biological Resources analysis of the IS/MND.

The first column of **Table 5-1: Mitigation, Monitoring, and Reporting** Program identifies the mitigation measure. The second column, entitled “When Monitoring is to Occur,” identifies the time the mitigation measure should be initiated. The third column, “Frequency of Monitoring,” identifies the frequency of the monitoring of the mitigation measure. The fourth column, “Agency Responsible for Monitoring,” names the party ultimately responsible for ensuring that the mitigation measure is implemented. The last columns will be used by the Lead and Responsible Agencies to ensure that individual mitigation measures have been complied with and monitored

Table 5-1: Mitigation, Monitoring, and Reporting Program

Mitigation, Monitoring, and Reporting Program						
Item	Mitigation Measure	When Monitoring is to Occur	Frequency of Monitoring	Agency Responsible for Monitoring	Method to Verify Compliance	Verification of Compliance
Biological Resources						
BIO-1	The Project proponent will require that all workers employ the following best management practices (BMPs) to avoid and minimize potential impacts to special status species: - Vehicles will observe a 15-mph speed limit while on unpaved access routes. - All open trenches, holes, sumps, and other excavations greater than 6-inches with sidewalls steeper than a 1:1 (45 degree) slope will have an escape ramp of earth or a non-slip material with a less than 1:1 slope or these will be covered with barrier material such that animals are unable to dig or squeeze under the barrier and become entrapped. - Workers will inspect areas beneath parked vehicles, equipment, and materials prior to mobilization. If special status species are detected, the individual will either be allowed to leave of its own volition. "Take" of a State or federal special status (rare, California Species of Special Concern, threatened, or endangered) species is prohibited without the necessary federal or State take permit(s).	During Construction Activities	Daily	City of Turlock		
BIO-2A	(Avoidance) The Project's construction activities will occur, if feasible, between September 16 and January 31 (outside of the nesting bird season) to avoid impacts to nesting birds.	September 16 to January 31	Once, during construction activities	City of Turlock		
BIO-2B	(Pre-construction Surveys) If activities must occur within nesting bird season (February 1 to September 15), a qualified biologist will conduct a pre-construction survey for Swainson's hawk nests onsite and within a 0.5-mile radius within ten calendar days prior to the start of construction. This survey will be conducted in accordance with	February 1 to September 15	Once, during construction activities	City of Turlock		

Mitigation, Monitoring, and Reporting Program						
Item	Mitigation Measure	When Monitoring is to Occur	Frequency of Monitoring	Agency Responsible for Monitoring	Method to Verify Compliance	Verification of Compliance
	the <i>Recommended Timing and Methodology for Swainson's Hawk Nesting Surveys in California's Central Valley</i> (Swainson's Hawk Technical Advisory Committee, 2000), or current guidance. The survey would also include inspecting nesting migratory birds within up to 100 feet outside of the APE and for other nesting raptors up to 500 feet outside of the APE. All raptor nests would be considered "active" upon the nest-building stage. If no active nests are observed, no further mitigation is required. If construction is delayed or halted for more than ten (10) days, another pre-construction survey for nesting birds will be conducted.					
BIO-2C	(Avoidance Buffers) On discovery of any active nests or breeding colonies near work areas, a qualified biologist will determine appropriate avoidance buffer distances based on applicable CDFW and/or USFWS guidelines, the biology of the species, conditions of the nest(s), and the level of Project disturbance.	Prior to construction Activities	Once, prior to ground disturbing activities and the start of construction	City of Turlock		
Cultural Resources						
CUL-1	(Archaeological Remains) In the event archaeological resources are encountered during any ground-disturbing activities associated with the Project, then all ground-disturbing work at the location, plus within a reasonable buffer zone, must be immediately suspended. The approving County department shall be contacted and a qualified professional archaeologist retained to analyze the significance of the find and formulate further mitigation (e.g., Project relocation, excavation plan, and protective cover) in consultation with culturally affiliated tribes or other descendant groups, where applicable.	During Construction Activities	Daily	City of Turlock		
CUL-2	(Human Remains) Pursuant to California Health and Safety Code §7050.5, if known or suspected Native American or other human remains are	During Construction Activities	Daily	City of Turlock		

Mitigation, Monitoring, and Reporting Program						
Item	Mitigation Measure	When Monitoring is to Occur	Frequency of Monitoring	Agency Responsible for Monitoring	Method to Verify Compliance	Verification of Compliance
	encountered, all ground-disturbing work must cease in the vicinity of the discovery, and the County Coroner contacted. The respectful treatment and disposition of remains and associated grave offerings shall be in accordance with PRC §5097.98. The applicant and successors interest are ultimately responsible for ensuring compliance with this condition.					
Tribal Cultural Resources						
See CUL-1 and CUL-2.						