

THE CITY OF TURLOCK



General Plan Update and EIR

DYETT & BHATIA

Urban and Regional Planners

In association with

Economic & Planning Systems, Economic and Fiscal Consultants

Omni-Means, Engineers and Planners

West Yost Associates, Consulting Engineers

Charles Salter Associates, Noise Consultants

DYETT & BHATIA

Urban and Regional Planners

Turlock General Plan: EIR
Public Scoping Session: January 18, 2011

General Plan Update

Environmental Impact Report (EIR)

Public Scoping Session

January 18, 2011

Purpose of Scoping Meeting

- To solicit your comments on the scope of the Environmental Impact Report (EIR) for the Turlock General Plan Update
 - *What should be included in the environmental review?*


Meeting Overview

- Provide a summary of the proposed project
- Provide an overview of the CEQA process
- Receive your comments on the scope of the General Plan EIR

Project Background

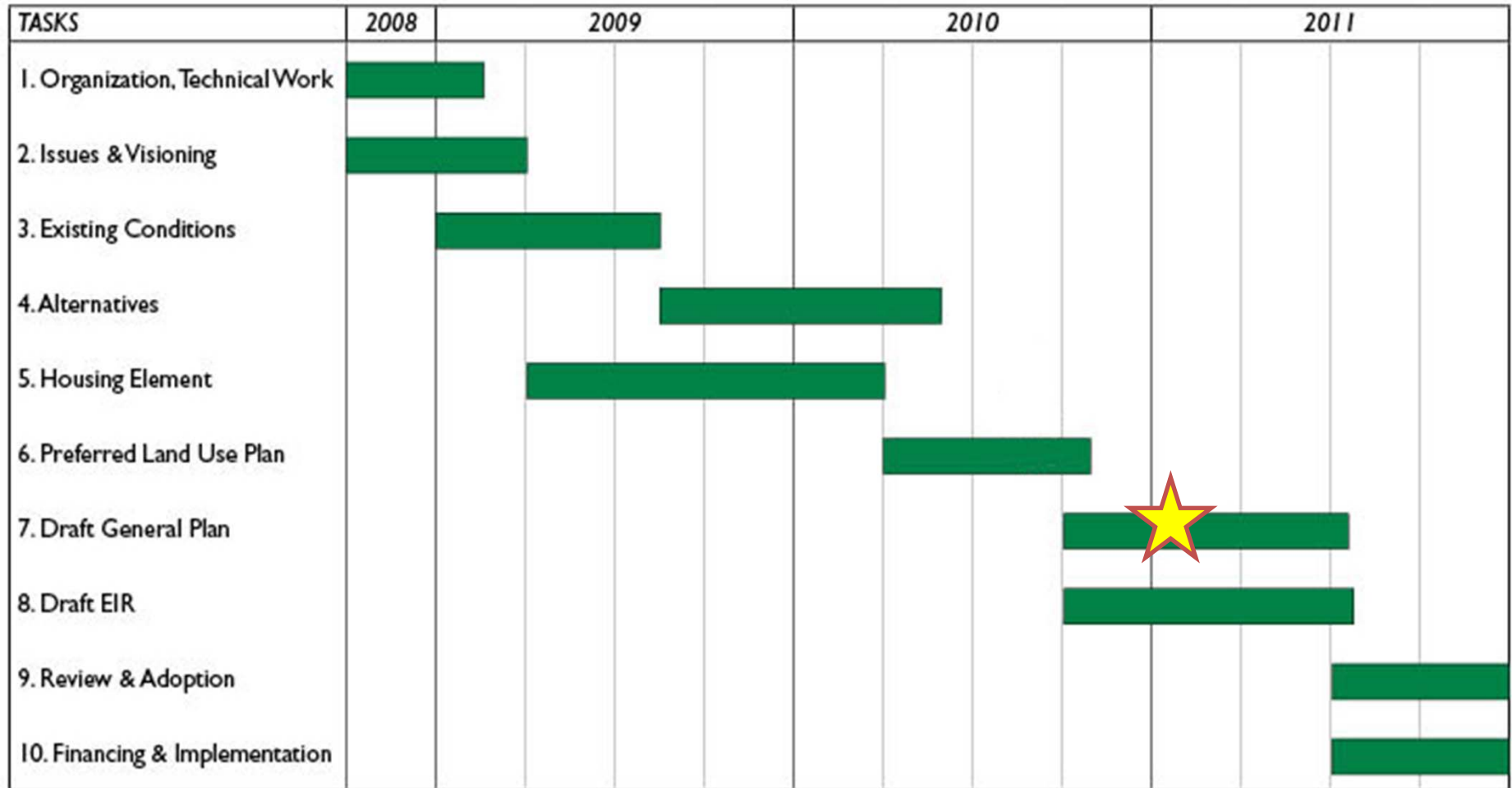
- The last comprehensive update of the City's General Plan was in 1992
- Some elements of the Plan have been updated more recently (2002) but no EIR was completed

Where We Are Today

- Community Outreach – Issues and Visioning
- Existing Conditions and Key Issues Report
- Housing Element Public Review Draft & Negative Declaration
- Concept Alternatives for General Plan Land Use
- Community Meetings - Alternatives
- Alternatives Evaluation
- Preferred Land Use Plan and Key Policies
- Draft General Plan, Draft & Final EIR 
- Public Review and Adoption

General Plan Update Timeline

TURLOCK GENERAL PLAN UPDATE

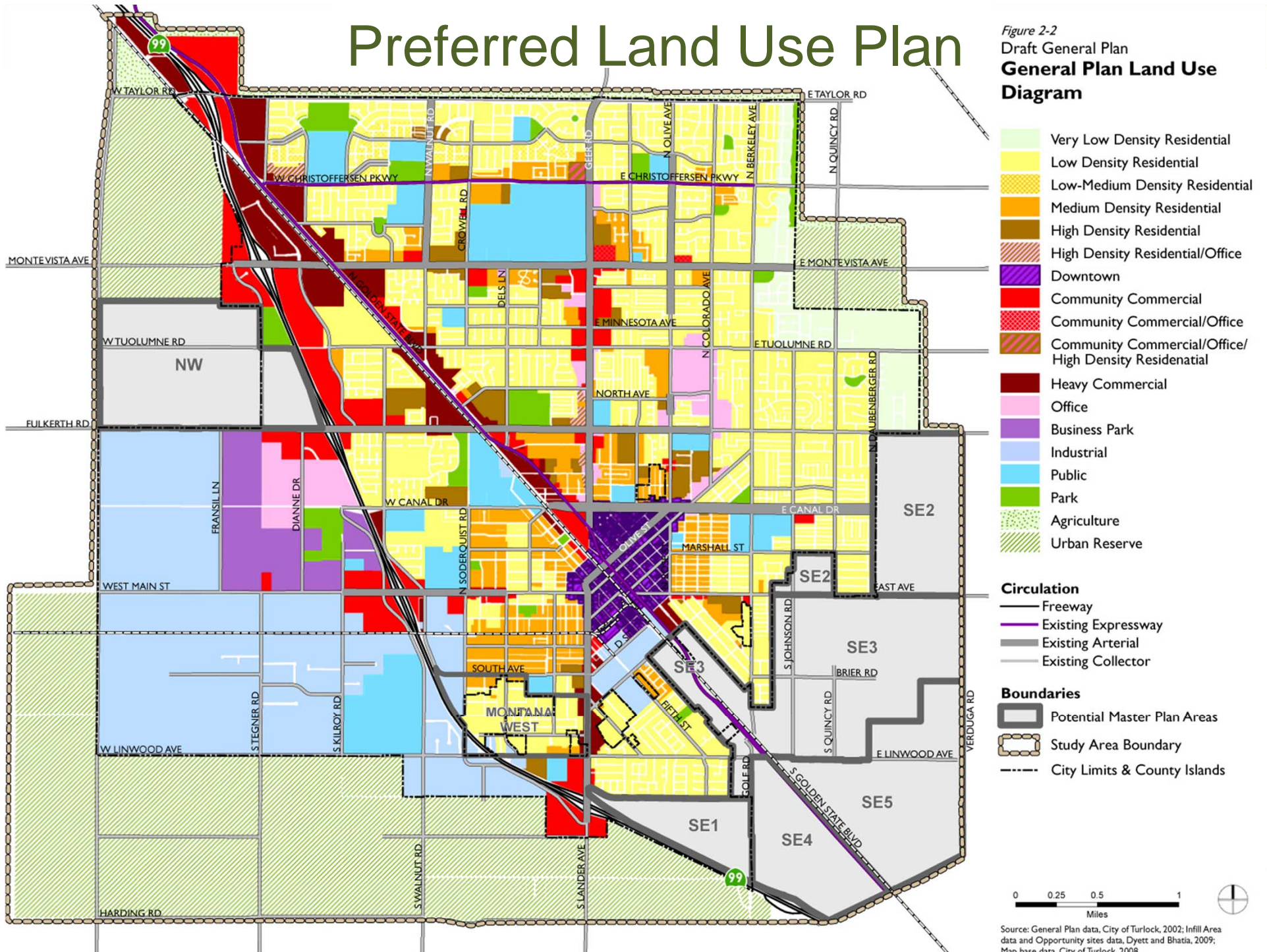


Project Description

- Comprehensive update of the City's General Plan
- Planning Horizon: 2011 – 2030
- Housing Element for 2007 – 2014 already completed; undergoing final State review

Preferred Land Use Plan

Figure 2-2
Draft General Plan
General Plan Land Use Diagram



Source: General Plan data, City of Turlock, 2002; Infill Area data and Opportunity sites data, Dyett and Bhatia, 2009; Map base data, City of Turlock, 2008.

General Plan Elements

Policies will be written for each of the following:

- Land Use and Economic Development
- New Growth Areas
- Parks, Schools, and Community Facilities
- Circulation
- City Design
- Conservation
- Air Quality and Greenhouse Gases
- Noise
- Safety

Purpose of the Environmental Impact Report (EIR)

- Inform Decision-Makers and the Public
 - *Describe the project*
 - *Identify the affected environment*
 - *Describe environmental effects*
 - *Define mitigation to reduce or avoid significant environmental impacts*
 - *Prevent significant, avoidable damage to the environment*

California Environmental Quality Act (CEQA) Process

- Establish the scope of the EIR
 - *Opportunity to comment on the scope (Today)*
- Prepare the Draft EIR
- Provide for a 45-day public and agency review of the Draft EIR
 - *Opportunity to comment on the adequacy of the EIR*
- Prepare the Final EIR
 - *Respond to all comments submitted on the Draft EIR*

Potential Environmental Impacts

- Key Areas of Environmental Concern:
 - Aesthetics and Visual Quality
 - Air Quality
 - Biological Resources
 - Climate Change and Greenhouse Gas Emissions
 - Cultural Resources
 - Hydrology and Water Quality
 - Land Use
 - Noise
 - Parks, Open Space, and Recreation Facilities
 - Public Facilities and Services
 - Safety and Hazardous Materials
 - Seismic and Other Geologic Hazards
 - Traffic and Transportation

Opportunities to Participate

- Notice of Preparation (NOP)
 - *Comments accepted December 27, 2010 – January 28, 2011*
 - *EIR Scoping Meeting (today)*
- Draft EIR Review
 - *Public comments accepted during the 45-day review period*
- Final EIR
- Public Hearings – Planning Commission and City Council

How to Comment

- Oral comments at this meeting
- Comment forms at this meeting
- Written comments by mail, email, fax
- Comments due by **5:00pm, January 28, 2011**

Public Comments at Today's Meeting

- Please focus comments on potential environmental issues associated with the proposed project
- Please, two minutes per speaker

Additional Comment Submission

City of Turlock

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NOP State Clearinghouse Number: 2010122096