



CALIFORNIA DEPARTMENT OF FOOD AND AGRICULTURE
1220 N Street
Sacramento, CA 95814

February 9, 2022

Subject: Notice of Availability of a Draft Environmental Impact Report for the CDFA Turlock North Valley Laboratory Replacement Project in Turlock, California (SCH #2021020514)

To: Interested Parties

1. NOTICE IS HEREBY GIVEN that the California Department of Food and Agriculture (CDFA), with assistance from the Department of General Services – Real Estate Services Division (DGS), is the lead agency for preparation of a draft Environmental Impact Report (DEIR) pursuant to the California Environmental Quality Act (CEQA) for construction and operation of the CDFA Turlock North Valley Laboratory Replacement Project (Proposed Project). This DEIR was prepared in compliance with the California Environmental Quality Act (CEQA) of 1970 (as amended) and the CEQA Guidelines (California Code of Regulations [CCR] title 14, section 15000 et seq.). CDFA hereby invites comments on the adequacy and completeness of the environmental analyses in the DEIR.
2. **Project Title:** CDFA Turlock North Valley Laboratory Replacement Project
3. **Property Owner(s):** State of California
4. **Contact Person:** Dakota Smith, Senior Environmental Planner; Dakota.Smith@dgs.ca.gov
5. **Project Location:** Site consists of an approximately 7.5-acre portion of a 27-acre parcel located at 830 Dianne Drive in the City of Turlock, Stanislaus County. The site is situated at the northeast corner of Dianne Drive and West Canal Drive, directly west of Highway 99.

Project APN: 089-021-004-000
6. **General Plan Designation:** Office
7. **Zoning:** Office Commercial

8. **Brief Description of the Proposed Project:** The CDFA’s proposed Turlock North Valley Laboratory Replacement Project (Proposed Project) would relocate the existing California Health and Food Safety (CAHFS) Turlock Laboratory to a new site and facility with adequate space for necropsy, laboratory, and office functions to provide full services to the livestock and poultry farmers in the region, and consolidate two Animal Health and Food Safety Services (AHFSS) field offices to a central location. The Proposed Project would provide adequate workspace, equipment storage, and vehicle parking for approximately 44 current employees assigned to this office, increasing to 56 employees in the future. Proposed facilities would include a laboratory building, cremator, access driveway, truck rinse pit, parking areas, an emergency generator, and other utility and ancillary improvements.
9. **Environmental Review:** The DEIR evaluates the potential environmental impacts of the Proposed Project and two project alternatives: the Nunes Road Site Alternative (CDFA would construct and operate a replacement laboratory facility similar to the Proposed Project on a 10-acre property at Nunes Road and North Golden State Boulevard in Keyes, California); and the Reduced Project Alternative (only CAHFS facilities would be relocated to the site, reducing total staffing to 29 employees and reducing total acreage by approximately 0.72 acre). A No Project Alternative was also evaluated (CDFA would not construct a new CAHFS Turlock North Valley Laboratory or consolidate two AHFSS offices to a central location, and would continue to provide services to the North Valley area from the three existing facilities in Turlock, Modesto, and Stockton). Six CEQA resource topics and individual significance criteria in several environmental resource topics have been eliminated from further analysis in the EIR based on the nature and scope of the Proposed Project activities. A brief summary and description of each of these resource topics and significance criteria is provided in Chapter 3, *Introduction to the Environmental Analysis*. A full analysis of these dismissed resource topics and significance criteria are provided in the Initial Study, included in Appendix A, *Scoping Summary*.
10. **Hazardous Materials:** The Proposed Project is not located on the lists enumerated under Section 65962.5 of the Government Code, including, but not limited to, lists of hazardous waste facilities.
11. **Document Availability:** The DEIR and supporting documents are available for download from the following website: <http://bit.ly/DGSCEQA>.

Printed copies of the DEIR are available to review during regular business hours at the locations listed below. Printed copies are also available at cost plus postage, upon request by e-mailing Dakota.Smith@dgs.ca.gov.

12. **Public Review Period:** The DEIR is available for a 45-day public review and comment period, which begins on February 9, 2022, and ends at 5:00 p.m. on March 28, 2022. Please send comments on the DEIR at the earliest possible date, but postmarked no later than 5:00 p.m. on March 28, 2022, in order for your comments to be considered. Comments may be mailed to the following address:
California Department of General Services – Real Estate Services Division
ATTN: Dakota Smith, CDFA – Turlock Lab Replacement Draft EIR Comments
707 Third Avenue, 4th Floor, MS 509
West Sacramento, CA 95605
Email: Dakota.Smith@dgs.ca.gov

Emailed comments are preferred and should include your name, address, and daytime telephone number so a representative of CDFA can contact you if clarifications regarding your comments are required.

All comments received, including names and addresses, will become part of the official public record. A Final Environmental Impact Report will be prepared that will include responses to comments received during the public review period.

13. Virtual Public Meeting: All interested persons are encouraged to attend a virtual public meeting to present written and/or verbal comments on the DEIR. DGS will hold a virtual public meeting on the following date and location via the online meeting platform, Zoom, using the link, meeting ID, and password identified below.

Tuesday, March 1, 2022, from 5:00 p.m. to 7:00 p.m.

Zoom Link: <https://zoom.us/j/92668850386>

Webinar ID: 926 6885 0386

Or by Telephone: 1-669-900-9128 or 1-253-215-8782

DATE OF THIS NOTICE

BY:

Locations where DEIR copies can be reviewed:

- California Department of General Services – Real Estate Services Division
707 Third Avenue, 4th Floor, MS 509
West Sacramento, CA 95605
- Turlock Public Library
550 Minaret Avenue
Turlock, CA 95380
- California Animal Health and Food Safety Laboratory
1550 North Soderquist Road
Turlock, CA 95380

This page intentionally left blank