

Filing Requested By:
City of Turlock
Planning Division
156 S. Broadway, Suite 120
Turlock, CA 95380-5456

When Filed Mail To:
Same as above

FILED

2018 OCT 11 AM 11:01

STANISLAUS CO. CLERK-RECORDER

ASHIKA NARAYAN

SPACE ABOVE THIS LINE RESERVED FOR CLERK'S USE ONLY

CITY OF TURLOCK

☒ **Proposed Mitigated Negative Declaration**

City of Turlock
156 S. Broadway, Suite 120
Turlock, CA 95380-5456
Telephone: (209) 668-5640
Project located in Stanislaus County.
Time period provided for review: 30 days.

October 11, 2018

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

PROJECT TITLE: MINOR DISCRETIONARY PERMIT 2018-12 (MDP 2018-12)
(US COLD STORAGE)

PROJECT APPLICANT: WILLIAM LANGLEY

PROJECT DESCRIPTION: To construct a 456,850 square foot cold storage warehouse/distribution center with associated office area and equipment room on the remaining vacant portion of the partially developed parcel at 537 Fransil Lane, (Stanislaus County APN 089-010-004). The parcel is zoned Industrial and is located in the Westside Industrial Specific Plan and is partially developed with a cold storage warehouse/distribution center. The project will be constructed in two phases.

Phase one will consist of the construction of a 244,350 square foot building consisting of an approximately 74,000 square foot two story office with the balance of the building used for storage. Related on- and off-site improvements include the construction of approximately 48 parking spaces, landscaping, and a truck dock. A total of 36 additional employees will be added to the site with phase one and will operate in two shifts. Seventy additional daily truck trips are anticipated with phase one. A second drive-way is also proposed along Fransil Lane.

Phase two will consist of the addition of approximately 212,500 square feet of additional cold storage/warehouse and distribution space. Twenty-seven additional parking spaces will be constructed with phase two as well as additional on-site landscaping. Phase two will commence within two years of completion of phase one. Twenty-five additional employees are anticipated with phase two and 50 additional truck trips are expected.

PROJECT LOCATION: 537 Fransil Lane, Turlock CA
Stanislaus County APN 089-010-004-000
RESPONSE PERIOD STARTS: October 11, 2018
RESPONSE PERIOD ENDS: November 11, 2018 at 5:00 PM

PUBLIC HEARING: NA

RECOMMENDED FINDINGS: Pursuant to Public Resources Code Section 21080(c)(2) and CEQA Guidelines Section 15168(c)(1), the City of Turlock, as lead agency for the proposed project, has prepared an initial study to make the following findings:

1. Pursuant to CEQA Guidelines Section 15162, the proposed activity is adequately described and is within the scope of the General Plan EIR and the Westside Industrial Specific Plan EIR and Addendum.
2. All feasible mitigation measures developed in the General Plan EIR and Westside Industrial Specific Plan EIR and Addendum have been incorporated into the project.
3. Pursuant to Public Resources Code Sections 21080(c)(2) and 21157.5, the initial study prepared for the proposed project has identified potential new or significant effects that were not adequately analyzed in the General Plan EIR or WISP EIR and Addendum, but feasible mitigation measures have been incorporated to revise the proposed subsequent project to avoid or mitigate the identified effects to a point where clearly no significant effects would occur.
4. There is no substantial evidence before the lead agency that that the subsequent project, as revised, may have a significant effect on the environment.
5. The analyses of cumulative impacts, growth inducing impacts, and irreversible significant effects on the environment contained in the General Plan EIR and WISP EIR and Addendum are adequate for this subsequent project.
6. Pursuant to CEQA Guidelines Section 15093, a Statement of Overriding Considerations was adopted for the General Plan EIR by Turlock City Council Resolution 93-042. As identified in the Turlock General Plan MEA/EIR, development in the project area would result in significant, and unavoidable, impacts in the areas of noise, regional air quality, and the eventual loss of agricultural land. The magnitude of these impacts can be reduced, but not eliminated by the mitigation measures referenced in the initial study prepared for this project and General Plan EIR. Therefore, mitigation measures identified in the General Plan EIR, and its respective Statements of Overriding Considerations (contained in Turlock City Council Resolution No. 93-042), are adequate to mitigate the impacts from the proposed project where feasible, and are hereby incorporated by reference.
7. Pursuant to Public Resources Code Section 21157.6(a), having reviewed the General Plan EIR, the City of Turlock finds and determines that:
 - a. no substantial changes have occurred with respect to the circumstances under which the General Plan EIR was certified, and
 - b. that there is no new available information which was not and could not have been known at the time the General Plan EIR was certified.
8. Pursuant to CEQA Guidelines Section 15093, a Statement of Overriding Considerations was adopted for the WISP EIR by Turlock City Council Resolution 2006-259. As identified in the WISP EIR, development in the project area would result in significant, and unavoidable, impacts in the areas of biological resources, public facilities and services, regional air quality, and the eventual loss of agricultural land. The magnitude of these impacts can be reduced, but not eliminated by the mitigation measures referenced in the initial study prepared for this project and WISP EIR. Therefore, mitigation measures identified in the WISP EIR, and its respective Statements of Overriding Considerations (contained in Turlock City Council Resolution No. 2006-259), are adequate to mitigate the impacts from the proposed project where feasible, and are hereby incorporated by reference.
9. Whereas, on June 12, 2007, the City of Turlock adopted minor changes, deletions, and additions to the project described in the Final Environmental Impact Report for the Westside Industrial Specific Plan and certified an Addendum to the Final EIR demonstrating that the preparation of a Subsequent Environmental Impact Report (EIR) was not required, pursuant to Section 15162 of the California Environmental Quality Act, because none of the following findings could be made:
 - (1) Substantial changes are proposed in the project which will require major revisions of the previous EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
 - (2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR due to the involvement of new

significant environmental effects or a substantial increase in the severity of previously identified significant effects; or


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

- (A) The project will have one or more significant effects not discussed in the previous EIR;
- (B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;
- (C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
- (D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

Documents used in preparation of this Proposed Mitigated Negative Declaration, are available for public review at:

City of Turlock, City Hall
Planning Division
156 South Broadway, Suite 120
Turlock, CA 95380-5456
Telephone: (209) 668-5640

You can view the Initial Study Checklist and any related documents for this project on our website at:
<http://ci.turlock.ca.us/buildinginturlock/planninglandusepermitting/planningprojects/>

BY: 
KATIE QUINTERO
PRINCIPAL PLANNER & INTERIM PLANNING MANAGER
ENVIRONMENTAL REVIEW

Enclosure: Initial Study
Site Plan

FIGURES

CONSTRUCTION
 1. 1/4" = 1'-0"
 2. 1/8" = 1'-0"
 3. 1/16" = 1'-0"



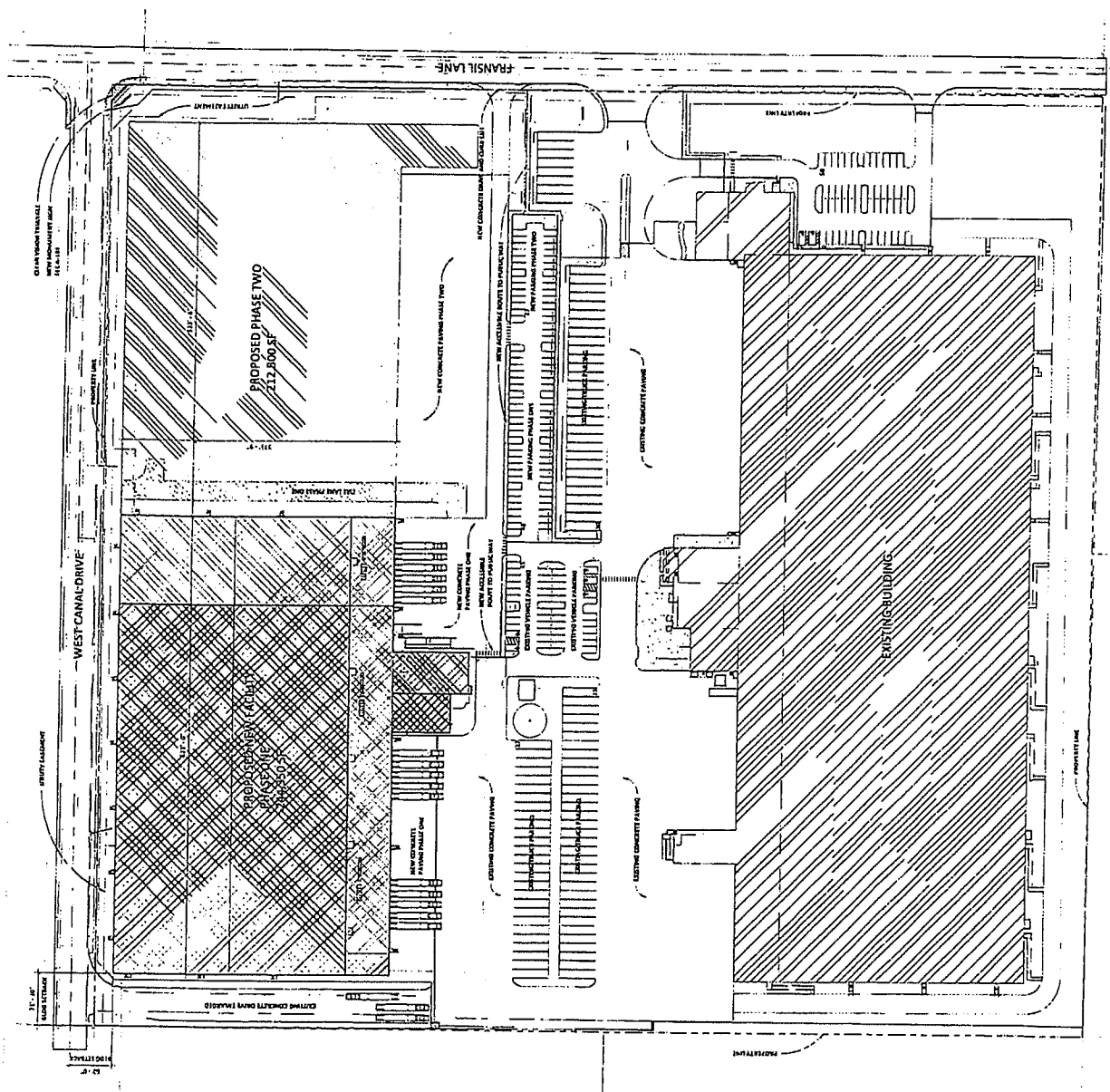
DATE	12/31/2024
PROJECT	12345
CLIENT	ABC COMPANY
LOCATION	12345
SCALE	1/4" = 1'-0"
DESIGNER	12345
CHECKER	12345
APPROVER	12345

OVERALL SITE PLAN

12/31/2024
 12345
 12345

A100

OVERALL SITE PLAN
 1/4" = 1'-0"



SITE PLANNING

AREA OF BUILDING, DRIVE AND LANDSCAPE (SQUARE)	418,215.00	1,000
TOTAL EXISTING BUILDING	134,075.00	1,000
TOTAL EXISTING LANDSCAPE (AREA)	134,075.00	1,000
PROPOSED NEW BUILDING (PHASE 1)	112,800.00	1,000
PROPOSED NEW BUILDING (PHASE 2)	212,800.00	1,000
TOTAL PROPOSED BUILDING	325,600.00	1,000
TOTAL PROPOSED LANDSCAPE (PHASE 1)	112,800.00	1,000
TOTAL PROPOSED LANDSCAPE (PHASE 2)	212,800.00	1,000
TOTAL PROPOSED LANDSCAPE	325,600.00	1,000
TOTAL SITE (TOTAL)	743,815.00	1,000
TOTAL ALL BUILDING	459,675.00	1,000
TOTAL ALL LANDSCAPE AREA	284,140.00	1,000