

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

When Filed Mail To:
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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:

Date removed from posting

11/14/18

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

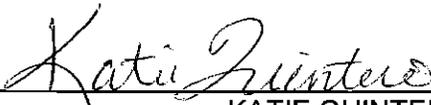
(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete, shows any of the following:

- (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