



**STANISLAUS COUNTY CLERK  
CEQA FILING COVER SHEET**

Mail to:

Name: City of Turlock Planning Division

Address: 156 S Broadway, Suite 120

City, State, Zip Turlock CA 95380-5456

**FILED**

21 FEB 10 PM 1:59

STANISLAUS CO. CLERK-RECORDER

BY Jocelyn Rodriguez

THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk

**TYPE OR PRINT CLEARLY**

**Project Title**

Minor Discretionary Permit 2020-20 *See Fried* Development

**Check Document being Filed:**

- Environmental Impact Report (EIR)
- Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- Notice of Exemption (NOE)
- Other (Please fill in type):

**FILED IN THE OFFICE OF THE STANISLAUS  
COUNTY CLERK ON** 02/10/2021  
**Posted** 02/10/2021 **Removed** 03/21/2021  
**Returned to agency on** \_\_\_\_\_  
**DEPUTY** JOCYLYN RODRIGUEZ

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.

Date removed from posting 03/21/2021

**FILING REQUESTED BY:**  
CITY OF TURLOCK

**When Filed Mail to:**  
City of Turlock  
Development Services, Planning Division  
156 S. Broadway, Suite 120  
Turlock, CA 95380

February 10, 2021

**CITY OF TURLOCK  
NOTICE OF EXEMPTION**

**To:** Office of Planning and Research  
P. O. Box 3044, Room 113  
Sacramento, CA 95812-3044

**From:** City of Turlock  
156 S. Broadway Ste 120  
Turlock, CA 95380

**Tel:** (209) 668-5640

County Clerk  
County of Stanislaus  
P. O. Box 1670  
Modesto, CA 95354

**PROJECT TITLE:** MDP 2020-20 (Project Hornet)

**PROJECT APPLICANT:** Seefried Development Management, Inc.  
2201 E Camelback Road, Suite 225B  
Phoenix AZ 85016

**PROJECT APPLICANT PHONE NUMBER:** (602) 300-3648

**PROJECT LOCATION- SPECIFIC:** The project site involves the development of approximately 69.05 acres along with approximately 6.11 gross acres for adjacent right of way (to be dedicated). Additional off-site roadway improvements include approximately 2.43 gross acres. The site is bounded on the north by Fulkerth Road, on the east by future Tegner Road, on the south by the Turlock Irrigation District (TID) lateral canal, and on the west by Fransil Lane. (Stanislaus County APN's: 089-001-004, -008, -009, -011, -012, -013,-014; 089-019-001 and -006)

**PROJECT LOCATION – CITY:** Turlock      **PROJECT LOCATION – COUNTY:** Stanislaus

**DESCRIPTION OF NATURE, PURPOSE AND BENEFICIARIES OF PROJECT:**

The applicant is proposing to construct a Class A e-commerce warehouse and distribution center. The proposed project involves a total of approximately 75.16 gross acre property assemblage consisting of the approximately 69.05-acre project site, along with approximately 6.11 gross acres for adjacent right of way (to be dedicated). Additional off-site roadways improvements include approximately 2.43 gross acres. All foregoing parcels are within the Westside Industrial Specific Plan (WISP) in the City limits of Turlock. The site is bounded on the north by Fulkerth Road; on the east by the future extension of Tegner Road; on the south by the TID lateral canal, and on the west by Fransil Lane (Stanislaus County APNs 089-001-004, 008, -009, -011, -012, -013, -014; 089-019-001 and -006).

The project site and off-site improvement area are designated Industrial Business Park (I-BP) within the WISP, which planned for a total of 303 acres of I-BP designated property within the larger 2,611-acre

Specific Plan. Permitted uses in I-BP designated lands within the WISP area include warehouse and storage with approval of a Minor Discretionary Permit (MDP).

The proposed project will feature a main warehouse and distribution area, an approximately 36,241-square-foot main office "pop-out," restrooms, and other incidental office areas. The approximately 1,294,095-square-foot warehouse will measure approximately 630 feet deep by 1,653 feet long, with a footprint of 1,080,308 square feet. Additional on-site amenities will include bike lockers, showers, and changing rooms for employees.

The project will be a single-story building of non-combustible construction with uses that would include general warehousing operations, along with related ancillary uses such as managerial offices, site access guard house, and break shelters and will be operated by a large internet retailer for the fulfillment of internet purchases. The proposed single-story building will utilize high pile racking to store products and incorporate a material handling equipment mezzanine to assist in fulfilling customer orders. The warehouse will have a pitched roof that varies from approximately 40 to 46 feet in height above the finish floor, for a maximum ridge roof deck height of approximately 46 feet. The maximum building height, including the parapet walls and mechanical screening, will be approximately 55 feet. The facility will operate 24 hours a day 365 days a year.

**NAME OF PUBLIC AGENCY APPROVING PROJECT:** City of Turlock

**NAME OF PERSON OR AGENCY CARRYING OUT PROJECT:** Jason Quintel

**PROJECT APPROVAL DATE:** February 10, 2021

**EXEMPT STATUS:**

- Ministerial (Section 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15629(b)(c))
- Categorical Exemption. State type and section number: \_\_\_\_\_
- Statutory Exemptions. State code number: \_\_\_ Pursuant to Public Resources Code section 21083.3 and CEQA Guidelines section 15183 \_\_\_\_\_

**REASON WHY PROJECT IS EXEMPT:** In accordance with Public Resources Code section 21083.3 and Section 15183 of the CEQA Guidelines, a Consistency Checklist has been prepared to evaluate whether the previous environmental analysis in the certified WISP EIR and the certified 2012 General Plan EIR adequately addressed the potential environmental effects of the proposed project or if supplemental or subsequent environmental review is warranted pursuant to the requirements of CEQA. Specifically, the Consistency Checklist compared the environmental effects of the proposed project with the environmental effects identified in the WISP EIR and General Plan EIR, given that the proposed project is consistent with and implements the type of development planned for and evaluated in the WISP. As explained more fully in the Consistency Checklist, CEQA Guidelines Section 15183 applies to the proposed project since it meets all of the following conditions: (1) The proposed project is consistent with the development density established in the WISP (as incorporated into the General Plan) and has been analyzed in the WISP EIR and the General Plan EIR. (2) The WISP EIR was certified on November 14, 2006, and it incorporates the 1993 Turlock General Plan and the related Turlock General Plan EIR documents. A new General Plan was adopted in 2012 to replace the previous 1993 General Plan. The EIR for the 2012 General Plan was certified on September 11, 2012 by Council Resolution 2012-156, SCH No. 2010122096. The land uses, planned growth, circulation and utilities, among other items, which were contemplated in the WISP were incorporated into the 2012 General Plan. The proposed project is within the scope of and is consistent with the relevant provisions of the adopted WISP and the certified WISP EIR, and therefore also is consistent with the 2012

Turlock General Plan and Turlock General Plan EIR.

**LEAD AGENCY**

**Contact Person: Katie Quintero, Deputy Director Development Services/Planning Manager**

**Area Code/Telephone/Extension: (209) 668-5640**

**If filed by applicant:**

1. Attach certified document of exemption finding
2. Has a Notice of Exemption been filed by the public agency approving the project?  yes  no

Signature:  Title: Deputy Director of Development Services

Signed by Lead Agency  Signed by Applicant

Date received for filing at OPR: \_\_\_\_\_

Authority cited: Sections 21083 and 21110, Public Resources Code.

Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.