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

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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.

April 18, 2022

**NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION**

**PROJECT TITLE:** MDP 2021-09 (Carson Hybrid Energy Storage)

**PROJECT APPLICANT:** **Carson Hybrid Energy Storage (CHES)**  
17171 Central Ave  
Carson, CA 90746  
(406-544-2476)

**PROJECT DESCRIPTION:** Carson Hybrid Energy Storage (CHES) proposes to develop the 9.12-acre property at 601 S. Soderquist Road (Stanislaus County APN 050-001-038) for a battery energy storage facility. The project will construct two warehouse buildings, one 90,000 square feet and one 40,950 square feet for the storage of the battery modules. The buildings will be able to store at least 500mwh of battery energy storage. The batteries will be stored in a specially designed rack configuration. Each rack is approximately 8'Wx20'Lx9'H. Three racks will be stacked atop each other to achieve the correct energy density. The larger building will have approximately 672 racks with 135 racks in the smaller building.

A fenced exterior storage area on the north side of Building A and on the south side of Building B will house a total of 96 inverter units. The inverter units change the DC energy current from the batteries into an AC current which is the form of energy used by utility companies. The inverters measure 6'Lx2.5'Wx7'H.

A 1,710 square foot office and control room building have been incorporated into the footprint of Building B.

There are 131 parking stalls proposed onsite. All 131 parking stalls will be electric vehicle accessible. The 41 electric vehicle parking stalls along Soderquist Road will be available for public use. A public gate will be accessible via a ticketing system and entry arm. The public charging stations will be available from 7:00 am – 9:00 pm. After hours a rolling gate will completely close off the facility to the public.

Approximately 23,500 square feet of area in the northwest corner of the property will be left undeveloped for a planned substation to allow future connection to Turlock Irrigation District (TID) facilities.

Full frontage improvements, including curb, gutter, and sidewalk will be constructed along South Soderquist Road. On-site paving, parking stalls, landscaping, security lighting, and perimeter fencing are also proposed.

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**PROJECT LOCATION:** 601 S. Soderquist Road  
Stanislaus County APN: 050-001-038

**RESPONSE PERIOD STARTS:** April 19, 2022  
**RESPONSE PERIOD ENDS:** May 19, 2022 at 5:00 PM

**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 WISP MEIR and Addendum.
2. All feasible mitigation measures developed in the General Plan EIR and WISP 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 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 (City Council Resolution 2012-156). As identified in the Turlock General Plan 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, are adequate to mitigate the impacts from the proposed project where feasible, and are hereby incorporated by reference.

**Pursuant to Section 15164 of the California Environmental Quality Act Guidelines the lead agency prepared an addendum to a previously certified Environmental Impact Report if some changes or additions to the project are necessary but none of the conditions described in Section 15162 have occurred.**

7. Pursuant to Public Resources Code Section 21157.6(a), having reviewed the General Plan EIR and Westside Industrial Specific Plan MEIR, 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 and WISP MEIR were 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 and WISP MEIR were certified.
8. Whereas, on September, 2017, the City of Turlock adopted minor changes, deletions, and additions to the project described in the Final Master 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

DIRECTOR DEVELOPMENT SERVICES  
ENVIRONMENTAL REVIEW

Enclosure: Initial Study  
Site Plan