

Filing Requested By:
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.

May 17, 2019

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

PROJECT TITLE: MINOR DISCRETIONARY PERMIT 2018-15
SCH# 2018122056

PROJECT APPLICANT: RAYMOND SEQUEIRA

PROJECT DESCRIPTION: The applicant is requesting approval for the construction of a self-storage facility on a 3.28-acre vacant parcel located at 528 Dianne Drive (Stanislaus APN 089-013-002). A total of 429 self-storage units are proposed totaling approximately 57,980 square feet of building area. Associated on and off-site improvements include a 576 square foot office, wall signs, on-site parking, security lighting, fencing, paving, landscaping, and a storm drain basin constructed at the rear of the property, and frontage improvements. The developer anticipates constructing the project in three phases with a project completion date of 2021:

Phase 1: Construction of the office, signage, on-site parking, paved drive-aisles, on-site storm water retention, frontage improvements, perimeter fencing, landscaping, and 149 storage units ranging in size from a 5' x 10' unit to a 10' x 25' unit.

Phase 2: Construction of 115 storage units ranging in size from a 5' x 10' unit to a 10'x25' unit and paved drive aisles.

Phase 3: Construction of 165 storage units ranging in size from a 5' x 10' unit to a 10' x 25' unit and paved drive aisles.

The office will be used to provide new and/or existing clients with customer service and to store items need to maintain the facility and grounds. The hours of operation for the office will be 9:00 a.m. to 6:00 p.m., 7 days a week. The storage grounds will be gated, however, customers will be able to access the property 24 hours a day with a designated gate code. No onsite caretaker unit has been proposed at this time.

PROJECT LOCATION: 528 Dianne Drive
Stanislaus County APN 089-013-002

RESPONSE PERIOD STARTS: May 20, 2019

RESPONSE PERIOD ENDS: June 24, 2019 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 WISP MEIR, Mitigated Negative Declaration and Addendum to the Mitigated Negative Declaration.
2. All feasible mitigation measures developed in the General Plan EIR and WISP EIR, Mitigated Negative Declaration 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, Mitigated Negative Declaration 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, Mitigated Negative Declaration 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.
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. Whereas, on November 28, 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 a Mitigated Negative Declaration 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

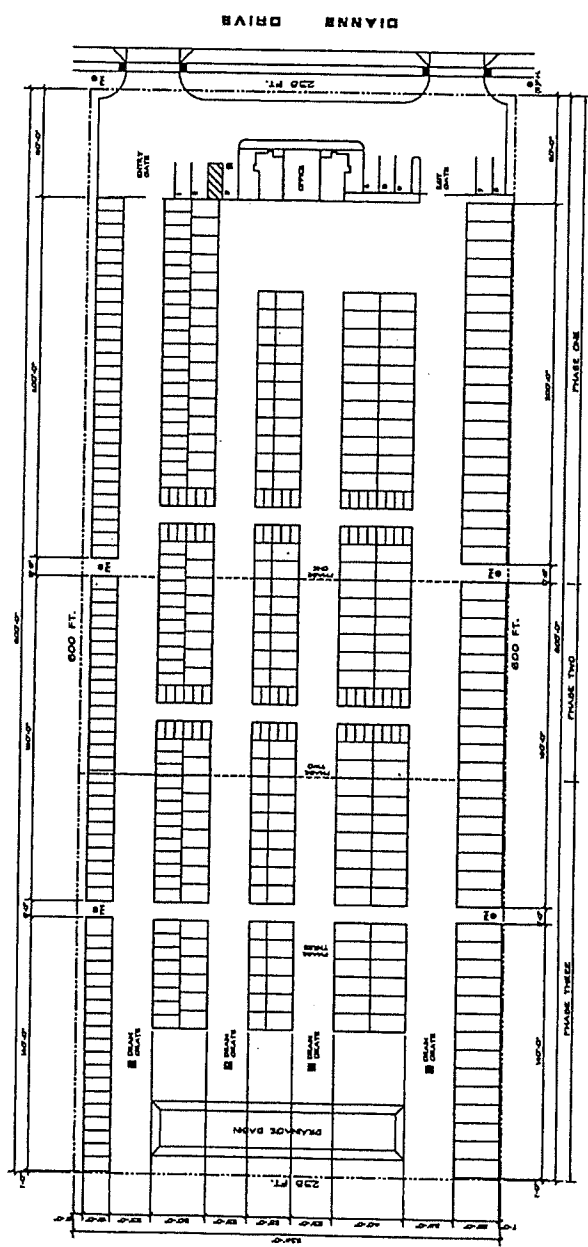
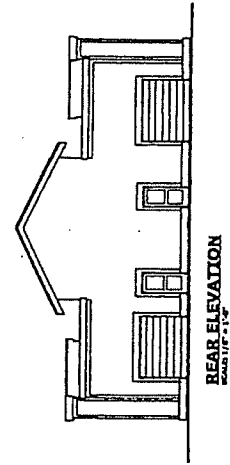
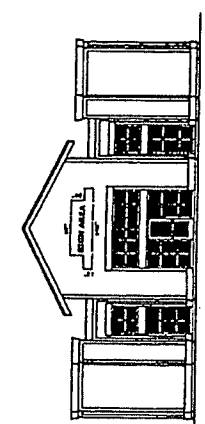
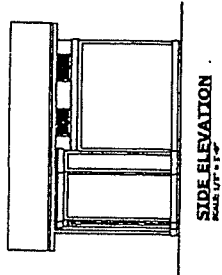
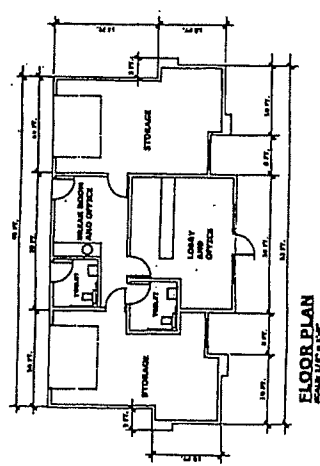
MORGAN KAY ARCHITECTS
 2025 SAN JUAN COURT
 MERCED, CALIFORNIA 95340
 PHONE (209) 383-3060

A STORAGE FACILITY FOR

RAYMOND SEQUEIRA
 528 DIANNE DRIVE
 TURLOCK, CALIFORNIA 95360
 PHONE (209) 261-4673

DATE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 PROJECT NO: _____

- SITE STATISTICS:**
- A. SITE ADDRESS: 528 DIANNE DRIVE, TURLOCK
 - B. A.P.N. 089-013-003
 - C. ZONING: M-10
 - D. GENERAL PLAN DESIGNATION: SP
 - E. PROJECT NAME: STORAGE FACILITY
 - F. SITE COVERAGE: 2.5% (14,400 SQ. FT.)
 - G. TOTAL AREA: 576,000 SQ. FT.
- STORAGE UNITS PER PHASE:**
- A. PHASE ONE: 148 TOTAL STORAGE UNITS
 - 1. 10' x 20' UNITS - 20
 - 2. 10' x 20' UNITS - 22
 - 3. 10' x 20' UNITS - 27
 - 4. 10' x 10' UNITS - 27
 - 5. 7' x 15' UNITS - 48
 - 6. 5' x 10' UNITS - 19
 - B. PHASE TWO: 115 TOTAL STORAGE UNITS
 - 1. 10' x 20' UNITS - 11
 - 2. 10' x 20' UNITS - 16
 - 3. 10' x 20' UNITS - 18
 - 4. 10' x 10' UNITS - 8
 - 5. 7' x 15' UNITS - 26
 - 6. 5' x 10' UNITS - 18
 - C. PHASE THREE: 165 TOTAL STORAGE UNITS
 - 1. 10' x 20' UNITS - 21
 - 2. 10' x 20' UNITS - 20
 - 3. 10' x 20' UNITS - 20
 - 4. 10' x 10' UNITS - 20
 - 5. 7' x 15' UNITS - 20
 - 6. 5' x 10' UNITS - 19
- PROJECT DESCRIPTION:**
- 1. THERE WILL BE A TOTAL OF 428 STORAGE UNITS ON THE ENTIRE PROJECT WHEN ALL THREE PHASES ARE COMPLETED.
 - 2. THERE WILL BE 8 PARKING SPACES PROVIDED AT THE FRONT ENTRANCE.



SITE PLAN