

NOTICE OF DETERMINATION

DATE RECEIVED FOR FILING:

TO: X Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814

FROM: CITY OF REEDLEY
Community Development Department
1733 Ninth Street
Reedley, CA 93654

— County of Fresno
Attn: County Clerk
2221 Kern Street
Fresno, CA 93721-2600

SUBJECT: Filing of Notice of Determination in compliance with Section 21152 of the Public Resources Code

PROJECT TITLE: **Environmental Assessment No. 2019-9**
Site Plan Review Application No. 2019-3 (Master Storage 365 Self-Storage Facility)

State Clearinghouse Number
(If subject to Clearinghouse)

2010031106

Lead Agency Contact Person

Ellen Moore, Associate Planner
Community Development Department
City of Reedley
1733 Ninth Street
Reedley, California 93654

Contact Information

(559) 637-4200/222
ellen.moore@reedley.ca.gov

PROJECT LOCATION:

Site Latitude: 36.589361 Site Longitude: -119.437233
Site Address: 1145 East Dinuba Avenue, Reedley, California 93654
Assessor's Parcel Number: 370-070-84 (approximately 6.32 acres)

PROJECT DESCRIPTION: The City of Reedley initiated Environmental Assessment No. 2019-9 for the purpose of assessing the environmental effects of Site Plan Review Application No. 2019-3 (Master Storage 365 Self-Storage Facility), herein referred to as "the project". The project proposes to construct a 14-building full-service, self-storage facility, professional offices, and a ponding basin in the City of Reedley. The project site is currently undeveloped and located at 1145 East Dinuba Avenue, APN: 370-070-84 on a 6.32-acre (275,303 sq. ft.) site. The buildings would range from 3,920 sq. ft. to 17,467 sq. ft., resulting in a total of 124,639 sq. ft. The project is consistent with the Light Industrial General Plan Planned Land Use Designation and the ML (*Light Industrial*) Zone District Designation.

The following professional offices and indoor storage buildings are proposed:

- Professional Office/Storage (Building A1), this building would consist of a 1,457 sq. ft. customer service area, offices, and 7,792 sq. ft. climate controlled indoor storage.
- Professional Office/Suites (Building B3), this 4,710 sq. ft. building would consist of 19 leasable professional office suites open 24 hours per day with common areas including a conference facility, workroom, kitchen/lounge, restrooms, and 2 office closets.

The following outdoor storage buildings are proposed (total of 110,611 sq. ft.).

- Storage (Building A2): 3,920 sq. ft.
- Storage (Building B1): 5,221 sq. ft.
- Storage (Building B2): 5,163 sq. ft.
- Storage (Building C): 17,467 sq. ft.
- Storage (Building D): 9,131 sq. ft.
- Storage (Building E): 7,194 sq. ft.

- Storage (Building F): 7,483 sq. ft.
- Storage (Building G): 7,485 sq. ft.
- Storage (Building H): 10,000 sq. ft.
- Storage (Building I): 14,655 sq. ft.
- Storage (Building J): 16,582 sq. ft.
- Storage (Building K): 6,310 sq. ft.

Proposed wall and exterior design: Surrounding the interior buildings would be a metal panel wall and roof system, wrought iron fence, and a wrought iron motorized gate at the E. Dinuba Avenue entrance. As a design feature, 5 towers would adorn the wall along S. Hemlock Avenue as shown in Exhibit 3. Elevation heights of the wall would range from 13'-4" to 25'.

Proposed parking stalls: 19 total, 1 ADA Van Accessible and 18 standard vehicle stalls

Proposed ponding basin: A permanent ponding basin is proposed outside of the proposed wall, located on the southeastern portion of the project site.

Other amenities and improvements: Amenities include climate-controlled units, wine storage, packaging supplies, storage supplies, mail boxes, mailing services, receiving services, packing and unpacking services, and state of the art security system. Improvements include sidewalks along S. Hemlock Avenue and E. Dinuba Avenue and landscaping which would add Date Palms, Southern Magnolia trees and a variety of shrubs to the streetscape.

The City of Reedley, as the Lead Agency, approved the above described project and made the following determinations about the above described project:

1. On February 25, 2014, the City Council certified the Program Environmental Impact Report (SCH No. 2010031106), prepared for General Plan Amendment No. 2012-002, which was prepared pursuant to the California Environmental Quality Act (CEQA).
2. The approved project (Site Plan Review Application No. 2019-3) would have no new effects that were not identified or examined in the Program EIR (SCH No. 2010031106).
3. No new effects could occur beyond those identified and analyzed in the Program EIR (SCH No. 2010031106).
4. No new mitigation measures would be required beyond those set forth in the Program EIR (SCH No. 2010031106).
5. An Addendum to the Program EIR shall prepared for this project pursuant to the provisions of CEQA.
6. Findings were made pursuant to CEQA Section 15168(c)(2).

The Addendum has determined that the changes within the Proposed Project would not trigger any of the conditions listed in Sections 15162 and 15164 of the CEQA Guidelines, requiring preparation of a subsequent or supplemental environmental impact report or negative declaration. The Proposed Project does not introduce new significant environmental effects, substantially increase the severity of previously identified significant environmental effects, or show that mitigation measures or alternatives previously found not to be feasible would in fact be feasible. Thus, this Addendum satisfies the requirements of CEQA Guidelines sections 15162 and 15164.

This is to advise and certify that pursuant to Public Resources Code, section 21151(c), the Community Development Department of the City of Reedley on March 9, 2020 considered the above described project and approved the environmental findings and assessment prepared for the above-described project and the following determinations regarding this project:

1. The project (will will not) have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.

An Addendum to a Program EIR was prepared for this project pursuant to the provisions of CEQA.

A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.

3. Mitigation measures (were were not) made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan (was was not) adopted for this project.
5. A statement of Overriding Considerations (was was not) adopted for this project.
6. Findings (were were not) made pursuant to the provisions of CEQA.

The above-described environmental assessment (Environmental Assessment No. 2019-9), together with the previously adopted Program EIR, initial study, comments and responses and record of project approval, is available to the general public at the Community Development Department, 1733 Ninth Street, Reedley, California 93654.



Ellen Moore, Associate Planner
Community Development Department



Date

Attachments: Property Vicinity Map

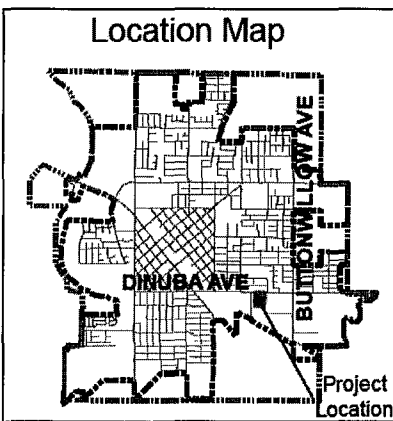
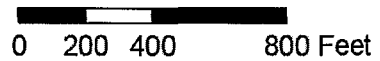
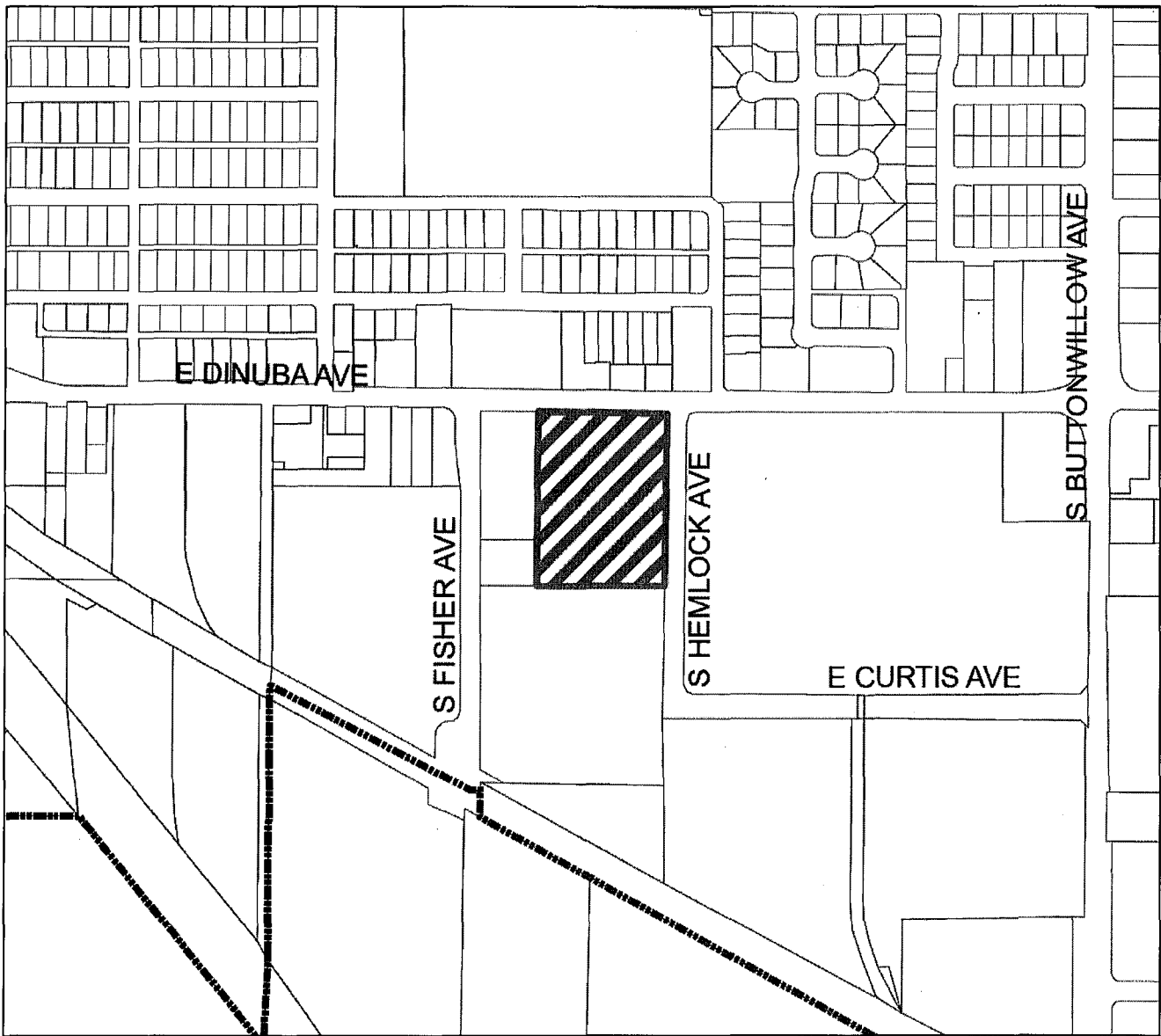
Site Plan Review Application No. 2019-3 – Proposed Site Plan

Governor's Office of Planning & Research




MAR 12 2020

STATE CLEARINGHOUSE

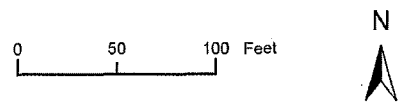
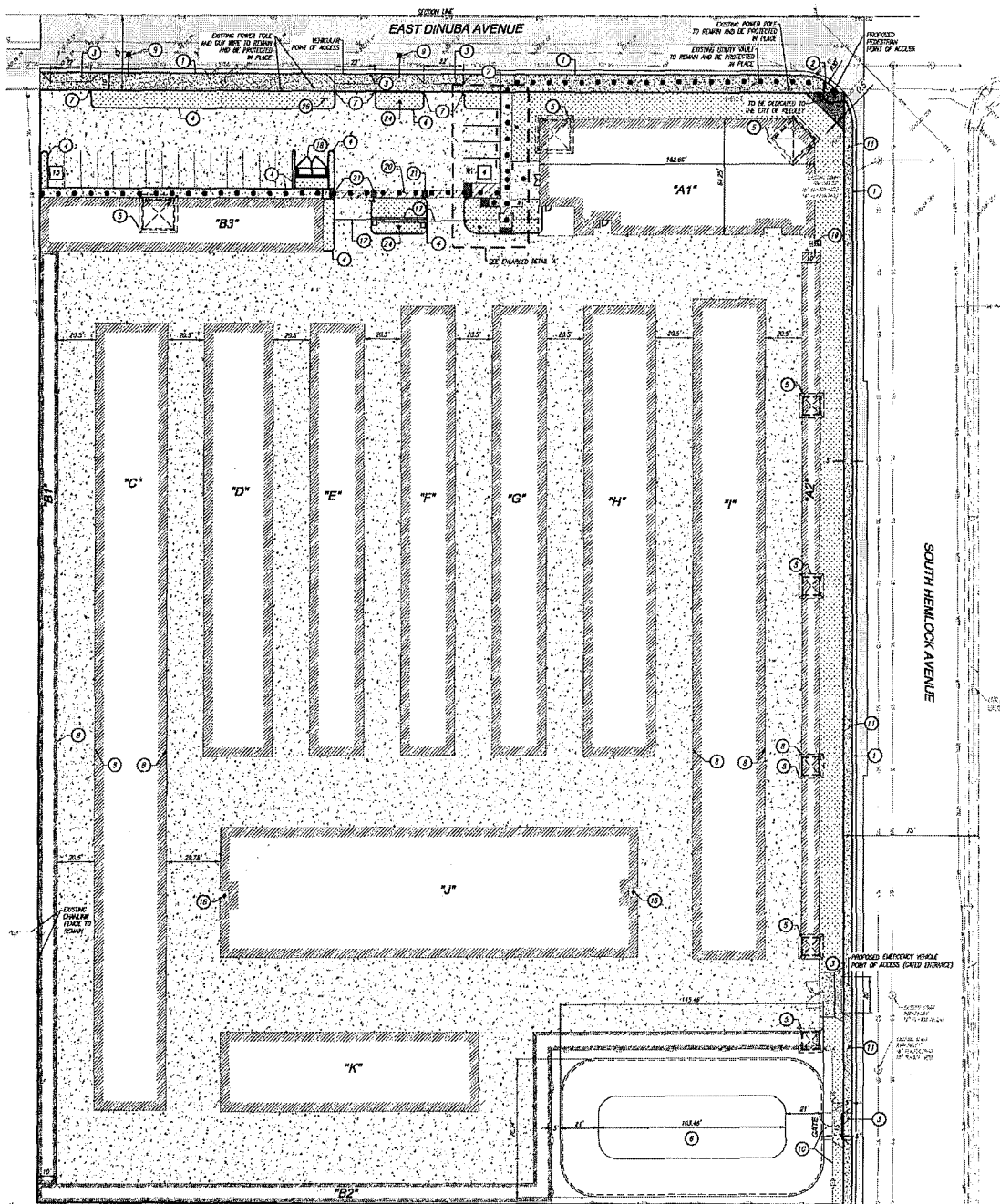
VICINITY MAP



Legend

-  Project Location SPR 2019-3 (6.32 acres)
-  Reedley City Limits
-  Reedley Sphere of Influence

SPR 2019-3 - SITE PLAN



Source: PRECISION Civil Engineering, Inc. 2019