

REVISED

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2018102002

Project Title: MDP 2018-07 GUS SCHULTZ-SPARE SPACE STORAGE

Lead Agency: City of Turlock Contact Person: Adrienne Werner
Mailing Address: 156 S Broadway Suite 120 Phone: 209-668-5640
City: Turlock Zip: 95380 County: Stanislaus

Project Location: County: Stanislaus City/Nearest Community: Turlock/Keyes/Denair
Cross Streets: N Golden State Blvd/N Tully Rd Zip Code: 95380
Longitude/Latitude (degrees, minutes and seconds): ... Total Acres: 13.442 Acres
Assessor's Parcel No.: 071-014-015 Section: 10 Twp.: 5S Range: 10E Base: MDB&M
Within 2 Miles: State Hwy #: 99 Waterways:
Airports: Railways: Union Pacific Schools: 5

Document Type:
CEQA: [] NOP [] Draft EIR NEPA: [] NOI Other: [] Joint Document
[] Early Cons [] Supplement/Subsequent EIR [] EA [] Final Document
[] Neg Dec (Prior SCH No.) [] Draft EIS [] Other:
[X] Mit Neg Dec Other: APR 18 2019 [] FONSI

Local Action Type:
[] General Plan Update [] Specific Plan [] Rezone [] Annexation
[] General Plan Amendment [] Master Plan [] Prezone [] Redevelopment
[] General Plan Element [] Planned Unit Development [X] Use Permit [] Coastal Permit
[] Community Plan [] Site Plan [] Land Division (Subdivision, etc.) [] Other:

Development Type:
[] Residential: Units _____ Acres _____
[] Office: Sq.ft. _____ Acres _____ Employees _____
[X] Commercial: Sq.ft. _____ Acres 13.442 Employees _____
[] Industrial: Sq.ft. _____ Acres _____ Employees _____
[] Educational: _____
[] Recreational: _____
[] Water Facilities: Type _____ MGD _____
[] Transportation: Type _____
[] Mining: Mineral _____
[] Power: Type _____ MW _____
[] Waste Treatment: Type _____ MGD _____
[] Hazardous Waste: Type _____
[] Other: _____

Project Issues Discussed in Document:
[] Aesthetic/Visual [] Fiscal [] Recreation/Parks [] Vegetation
[] Agricultural Land [] Flood Plain/Flooding [] Schools/Universities [] Water Quality
[] Air Quality [] Forest Land/Fire Hazard [] Septic Systems [] Water Supply/Groundwater
[] Archeological/Historical [] Geologic/Seismic [] Sewer Capacity [] Wetland/Riparian
[] Biological Resources [] Minerals [] Soil Erosion/Compaction/Grading [] Growth Inducement
[] Coastal Zone [] Noise [] Solid Waste [] Land Use
[] Drainage/Absorption [] Population/Housing Balance [] Toxic/Hazardous [] Cumulative Effects
[] Economic/Jobs [] Public Services/Facilities [] Traffic/Circulation [] Other:

Present Land Use/Zoning/General Plan Designation:

Heavy Commercial (HC)

Project Description: (please use a separate page if necessary)

See Attached

State Clearinghouse Contact: (916) 445-0613
State Review Began: 4-18-2019
SCH COMPLIANCE 5-20-2019

Project Sent to the following State Agencies

- X Resources
Boating & Waterways
X Central Valley Flood Prot.
Coastal Comm
Colorado Rvr Bd
X Conservation
X CDFW # 4
Cal Fire
Historic Preservation
X Parks & Rec
Bay Cons & Dev Comm.
X DWR
CalSTA
Aeronautics
X CHP
X Caltrans# 10
Trans Planning
Other
Education
Food & Agriculture
HCD
OES
State/Consumer Svcs
General Services
Cal EPA
ARB: Airport & Freight
ARB: Transportation Projects
X ARB: Major Industrial/Energy Resources, Recycl. & Recovery
X SWRCB: Div. of Drinking Water
SWRCB: Div. Drinking Wtr #
SWRCB: Div. Financial Assist.
SWRCB: Wtr Quality
SWRCB: Wtr Rights
X Reg. WQCB # 55
X Toxic Sub Ctrl-CTC
Yth/Adlt Corrections
Corrections
Independent Comm
Delta Protection Comm
Delta Stewardship Council
Energy Commission
X NAHC
X Public Utilities Comm
Santa Monica Bay Restoration
State Lands Comm
Tahoe Rgl Plan Agency
Conservancy
Other:

Please note State Clearinghouse Number (SCH#) on all Comments

SCH#: 2018102002

Please forward late comments directly to the Lead Agency

AQMD/APCD 34
(Resources: 4/20)

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
 If you have already sent your document to the agency please denote that with an "S".

- | | |
|--|--|
| <input checked="" type="checkbox"/> Air Resources Board | <input type="checkbox"/> Office of Historic Preservation |
| <input type="checkbox"/> Boating & Waterways, Department of | <input type="checkbox"/> Office of Public School Construction |
| <input type="checkbox"/> California Emergency Management Agency | <input type="checkbox"/> Parks & Recreation, Department of |
| <input type="checkbox"/> California Highway Patrol | <input type="checkbox"/> Pesticide Regulation, Department of |
| <input checked="" type="checkbox"/> Caltrans District # 10 | <input type="checkbox"/> Public Utilities Commission |
| <input type="checkbox"/> Caltrans Division of Aeronautics | <input checked="" type="checkbox"/> Regional WQCB # 5 |
| <input type="checkbox"/> Caltrans Planning | <input type="checkbox"/> Resources Agency |
| <input type="checkbox"/> Central Valley Flood Protection Board | <input type="checkbox"/> Resources Recycling and Recovery, Department of |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy | <input type="checkbox"/> S.F. Bay Conservation & Development Comm. |
| <input type="checkbox"/> Coastal Commission | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy |
| <input type="checkbox"/> Colorado River Board | <input type="checkbox"/> San Joaquin River Conservancy |
| <input type="checkbox"/> Conservation, Department of | <input type="checkbox"/> Santa Monica Mtns. Conservancy |
| <input type="checkbox"/> Corrections, Department of | <input type="checkbox"/> State Lands Commission |
| <input type="checkbox"/> Delta Protection Commission | <input type="checkbox"/> SWRCB: Clean Water Grants |
| <input type="checkbox"/> Education, Department of | <input type="checkbox"/> SWRCB: Water Quality |
| <input type="checkbox"/> Energy Commission | <input type="checkbox"/> SWRCB: Water Rights |
| <input checked="" type="checkbox"/> Fish & Game Region # _____ | <input type="checkbox"/> Tahoe Regional Planning Agency |
| <input type="checkbox"/> Food & Agriculture, Department of | <input type="checkbox"/> Toxic Substances Control, Department of |
| <input type="checkbox"/> Forestry and Fire Protection, Department of | <input type="checkbox"/> Water Resources, Department of |
| <input type="checkbox"/> General Services, Department of | |
| <input type="checkbox"/> Health Services, Department of | Other: _____ |
| <input type="checkbox"/> Housing & Community Development | Other: _____ |
| <input type="checkbox"/> Native American Heritage Commission | |

Local Public Review Period (to be filled in by lead agency)

Starting Date April 17, 2019 Ending Date May 20, 2019

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>Gus Schultz</u>
Address: _____	Address: <u>3868 S Lindsay Rd</u>
City/State/Zip: _____	City/State/Zip: <u>Gilbert AZ 85297</u>
Contact: _____	Phone: <u>602-615-8579</u>
Phone: _____	

Signature of Lead Agency Representative: _____ **Date:** _____

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

MINOR DISCRETIONARY PERMIT (MDP) 2018-07 – SPARE SPACE STORAGE – 1351

FULKERTH RD: The applicant is requesting authorization for the construction of a self-storage facility on a 13.069 acre vacant parcel located at 1351 Fulkerth Road (Stanislaus APN 071-014-015). The storage facility will include a total of four (4) buildings, two RV wash bays measuring 24' x 91' feet each, and 34 covered RV parking stalls measuring 12' x 45' feet. On-site improvements include parking, paving, landscaping, and site lighting. An Emergency Vehicle Access (EVA) gate is proposed at the southwest portion along the south property line. The proposed EVA will utilize the property located at 1769 Carnegie Street (Stanislaus APN 071-038-015) for direct access.

Building "A" is a 1,000 square foot office that will be used to maintain the storage grounds and provide new and/or existing clients with customer service. The hours of operation for the office will be 8 a.m. to 8 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.

Building "B" will be a 33,008 square foot indoor storage building that will consist of a total of 245 air condition storage units. The indoor units will vary in size from a 5' x 5' unit to a 10' x 25' unit.

Building "C" will be a 42,460 square foot indoor storage building that will consist of a total of 101 storage units that are accessed from outside. The units will vary in size from a 10' x 35' unit to a 12 x 40' unit.

Building "D" will be a 58,482 square foot indoor storage building that will consist of a total of 106 storage units that are accessed from outside. The units will vary in size from a 12' x 40' unit to a 12' x 50' unit.

ENVIRONMENTAL DETERMINATION:

A "Mitigated Negative Declaration" is proposed, declaring that the project will not have a significant effect on the environment, incorporating mitigation measures identified in the Initial Study, and subject to the appropriate conditions of approval.

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

When Filed Mail To:
Same as above

SPACE ABOVE THIS LINE RESERVED FOR CLERK'S USE ONLY

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 15, 2019

REVISED

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

**PROJECT TITLE: MINOR DISCRETIONARY PERMIT 2018-07 (MDP 2018-07)
(SPARE SPACE STORAGE)**

PROJECT APPLICANT: GUS SCHULTZ

PROJECT DESCRIPTION: The proposed project is a request to construct a self-storage facility on a 13.069 acre vacant parcel located at 1351 Fulkerth Road (Stanislaus APN 071-014-015). The storage facility will include a four (4) buildings described in detail below, two RV wash bays measuring 24' x 91' each, and 34 covered RV parking stalls measuring 12' x 45'. On-site improvements include parking, paving, landscaping, and site lighting. An Emergency Vehicle Access (EVA) gate is proposed on the southwestern portion of the property along the south property line. The proposed EVA will take access through the property located at 1769 Carnegie Street (Stanislaus APN 071-038-015).

Four buildings are proposed to be built:

Building "A" is a 1,000 square foot office used to maintain the storage grounds and provide new and/or existing clients with customer service. The hours of operation for the office are 8:00 a.m. to 8:00 p.m., 7-days a week. The storage grounds will be gated, however, customers will have access to the property 24-hours a day with a designated gate code. No onsite caretaker unit has been proposed at this time.

Building "B" is a 33,008 square foot indoor storage building consisting of a total of 245 air condition storage units. The indoor units vary in size from a 5' x 5' unit to a 10' x 25' unit.

Building "C" is a 42,460 square foot indoor storage building consisting of a total of 101 storage units that are accessed from outside. The units vary in size from a 10' x 35' unit to a 12 x 40' unit.

Building "D" is a 58,482 square foot indoor storage building consisting of a total of 106 storage units that are accessed from outside. The units vary in size from a 12' x 40' unit to a 12' x 50' unit.

PROJECT LOCATION: 1351 Fulkerth Road and 1769 Carnegie Street
Stanislaus County APNs 071-014-015 and 071-038-015

RESPONSE PERIOD STARTS: April 17, 2019

RESPONSE PERIOD ENDS: May 20, 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 NWTSP MEIR, Mitigated Negative Declaration and Addendum to the Mitigated Negative Declaration.
2. All feasible mitigation measures developed in the General Plan EIR and NWTSP 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 NWTSP 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 NWTSP 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 June 13, 2017, the City of Turlock adopted minor changes, deletions, and additions to the project described in the Final Master Environmental Impact Report for the Northwest Triangle 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.

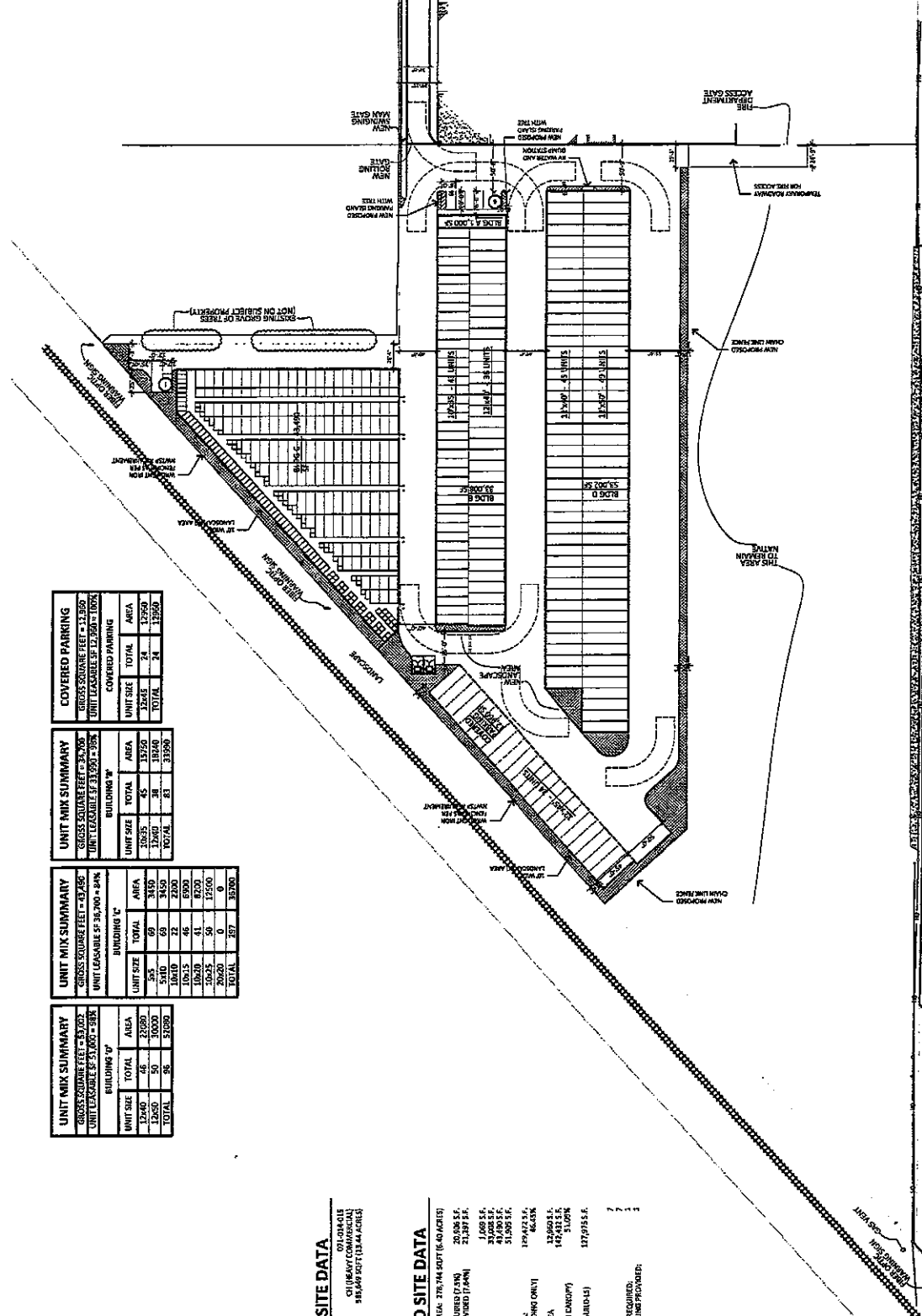
Documents used in preparation of this Proposed Mitigated Negative Declaration, are available for public review at:

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



UNIT MIX SUMMARY
GROSS SQUARE FEET = 47,250
UNIT LEASABLE SF = 38,700 = 84%

BUILDING 'C'		
UNIT SIZE	TOTAL	AREA
5x75	69	3,450
5x10	69	3,450
10x15	42	6,300
10x18	41	8,200
10x25	50	12,500
20x20	0	0
TOTAL	211	35,900

UNIT MIX SUMMARY
GROSS SQUARE FEET = 37,009
UNIT LEASABLE SF = 33,620 = 90%

BUILDING 'B'		
UNIT SIZE	TOTAL	AREA
10x25	45	3,375
12x40	38	10,440
TOTAL	83	13,815

COVERED PARKING
GROSS SQUARE FEET = 13,859
UNIT LEASABLE SF = 12,480 = 90%

COVERED PARKING		
UNIT SIZE	TOTAL	AREA
12x40	24	1,920
TOTAL	24	1,920

OVER ALL SITE DATA
LOT AREA: 101,044 S.F.
SITE AREA: 80,400 S.F.
TOTAL AREA: 181,444 S.F.

PROPOSED SITE DATA
PROPOSED PROJECT AREA: 278,744 S.F. (6.40 ACRES)
LANDSCAPE AREA (PROVIDED): 21,397 S.F.
LANDSCAPE AREA (REQUIRED): 24,760 S.F.
BUILDING AREA - A: 1,000 S.F.
BUILDING AREA - B: 3,000 S.F.
BUILDING AREA - C: 3,000 S.F.
BUILDING AREA - D: 3,000 S.F.
TOTAL BUILDING AREA: 10,000 S.F.
TOTAL COVERED AREA (BUILDING ONLY): 10,000 S.F.
TOTAL COVERED AREA: 147,855 S.F.
TOTAL COVERED AREA (WITH CANOPY): 147,855 S.F.
TOTAL COVERED AREA (WITH CANOPY) (WITH ACCESSIBLE PARKING): 147,855 S.F.
TOTAL COVERED AREA (WITH CANOPY) (WITH ACCESSIBLE PARKING) (WITH ACCESSIBLE PARKING PROVIDED): 147,855 S.F.

PARKING REQUIREMENTS:
TOTAL REQUIRED: 177,955 S.F.
TOTAL PROVIDED: 147,855 S.F.
ACCESSIBLE PARKING: 177,955 S.F.
UNACCESSIBLE PARKING PROVIDED: 147,855 S.F.