

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 # 2018122056

Project Title: MDP 2018-15 Raymond Sequeira-Self Storage Facility

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: W Main St and W Canal Cr Zip Code: 95380
Longitude/Latitude (degrees, minutes and seconds): ... Total Acres: 3.288 Acres
Assessor's Parcel No.: 089-013-002-000 Section: 16 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: [] 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:

Governor's Office of Planning & Research

MAY 21 2019

STATE CLEARINGHOUSE

Development Type:

- [] Residential: Units Acres
[] Office: Sq.ft. Acres Employees
[X] Commercial: Sq.ft. Acres 3.288 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:

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

Present Land Use/Zoning/General Plan Designation:

Industrial Business Park (IBP)

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

See Attached Project Description and Site Plan

State Clearinghouse Contact:

(916) 445-0613

State Review Began:

5 - 21 - 2019

SCH COMPLIANCE

6 - 20 - 2019

Project Sent to the following State Agencies

- X Resources
Boating & Waterways
X Central Valley Flood Prot.
Coastal Comm
Colorado Rvr Bd
Conservation
X CDFW # 223
Cal Fire
Historic Preservation
X Parks & Rec
Bay Cons & Dev Comm.
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
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#: 2018122056

Please forward late comments directly to the Lead Agency

AQMD/APCD 34

(Resources: 5 / 25)

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 | Other: _____ |
| <input type="checkbox"/> Health Services, Department of | Other: _____ |
| <input type="checkbox"/> Housing & Community Development | |
| <input type="checkbox"/> Native American Heritage Commission | |

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

Starting Date May 20, 2019 Ending Date June 24, 2019

Lead Agency (Complete if applicable):

Consulting Firm: _____	Applicant: <u>Raymond Sequeira</u>
Address: _____	Address: <u>22160 Williams Ave</u>
City/State/Zip: _____	City/State/Zip: <u>Hilmar CA 95324</u>
Contact: _____	Phone: <u>209-261-4673</u>
Phone: _____	

Signature of Lead Agency Representative: Adrienne Werner **Date:** 5-17-19

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

MINOR DISCRETIONARY PERMIT 2018-15 – 528 DIANNE DRIVE: 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.

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.