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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.

September 24, 2018

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: September 25, 2018
RESPONSE PERIOD ENDS: October 26, 2018 at 5:00 PM

PUBLIC HEARING: NA

Date removed from posting 10/31/18

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 and Addendum to the Mitigated Negative Declaration.
2. All feasible mitigation measures developed in the General Plan EIR and NWTSP 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 NWTSP 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 NWTSP 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.
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 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
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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

OVER ALL SITE DATA

LOT AREA: 127,944 SQ FT (2.94 ACRES)
 TOTAL AREA: 127,944 SQ FT (2.94 ACRES)
 SITE AREA: 585,698 SQ FT (13.44 ACRES)

PROPOSED SITE DATA

PROPOSED PROJECT AREA: 770,744 SQ FT (17.60 ACRES)
 LANDSCAPE AREA (REQUIRED): 17,640
 BUILDING AREA - A: 1,089 S.F.
 BUILDING AREA - B: 21,297 S.F.
 BUILDING AREA - C: 42,800 S.F.
 BUILDING AREA - D: 51,905 S.F.
 TOTAL BUILDING AREA: 127,091 S.F.
 LOT COVERAGE (BUILDING ONLY): 46.65%
 TOTAL COVERED AREA: 127,091 S.F.
 TOTAL COVERED AREA (WITH DRIVEWAYS): 127,091 S.F.
 PARKING AREA (SITE - BUILDING): 122,775 S.F.
 PARKING PROVIDED: 7
 ACCESSIBLE PARKING REQUIRED: 3
 ACCESSIBLE PARKING PROVIDED: 3
 VEHICULAR PARKING PROVIDED: 7

UNIT MIX SUMMARY

UNIT SIZE	TOTAL	AREA
12x40	46	72,800
12x50	50	50,000
TOTAL	96	122,800

UNIT MIX SUMMARY

UNIT SIZE	TOTAL	AREA
5x5	89	3,520
5x10	89	2,720
10x12	41	6,720
10x25	50	12,560
TOTAL	269	35,520

UNIT MIX SUMMARY

UNIT SIZE	TOTAL	AREA
10x25	46	11,720
10x30	50	18,740
TOTAL	96	30,460

COVERED PARKING

UNIT SIZE	TOTAL	AREA
12x45	24	17,280
TOTAL	24	17,280

SITE PLAN
 SCALE: 1" = 50'-0"
 NORTH

TURLOCK SELF STORAGE
 1351 FULKERTH ROAD
 TURLOCK, CA
 06-25-2018

SP-1
 RCAA# 17192.5D

