



NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

(County Clerk please stamp here)

Date: June 22, 2021

Pursuant to the State of California Public Resources Code and Guidelines for Implementation of the California Environmental Quality Act, this notice is to advise you that the City of Martinez (the City) intends to adopt a Mitigated Negative Declaration for the proposed project described below.

- Project Title:** Sunrise Self-Storage Project, 17PLN-0015
Project Location: Between Pacheco Boulevard and Sunrise Drive.
Assessor's Parcel Nos.: 161-021-005, 161-021-006, 161-021-007, 161-021-008, and 161-021-009.
- Project Applicant:** Adam McNicol (on behalf of Sunrise Storage Partners LLC)
1836 A Mason Street, San Francisco, CA 94133
- Lead Agency:** City of Martinez
- Lead Agency Contact:** Hector J. Rojas, AICP, Planning Manager
Tel: (925) 372-3524 | Email: hrojas@cityofmartinez.org

Project Description: The project applicant proposes to develop a new self-storage facility on five parcels located between Sunset Drive and Pacheco Boulevard, totaling approximately 5.92 acres. The application includes requests for Design Review, two Conditional Use Permits (one for the use and the second for the height of the buildings), as well as a lot merger and amendment to the Sunrise Business Park Planned Unit Development to allow the new self-storage facility. Project development would occur in two phases. The first phase would include the construction and operation of "Building A" on the northern portion of the site – a 124,550 gross-square-foot building that would accommodate 928 storage units of various sizes and a management office. Building A is proposed as four stories aboveground (45 feet) with a basement. The second phase of the project would include the construction and operation of "Building B" on the southern portion of the site – a 178,500 gross-square-foot building that would

accommodate 1,295 storage units of various sizes. Building B would also be four stories high (45 feet) with a basement. First phase construction would begin as soon as building and grading permits are approved for “Building A”, while the second phase is anticipated to be completed within five years of initial operations of the first phase. Approval of the Use Permits, Design Review, and associated amendments to the Sunrise Business Park Planned Unit Development (PUD) Plan would allow the proposed buildings to exceed the current 30-foot height limitation.

Environmental Determination: The City has prepared an Initial Study to determine the proposed project’s potential impact on the environment. The City has determined that the project may have a significant effect on the environment, but by implementing the identified mitigation measures, the project's impacts could be reduced to less than significant levels. Accordingly, the City intends to adopt a Mitigated Negative Declaration. The City of Martinez Planning Commission shall consider adopting the proposed Mitigated Negative Declaration as part of their consideration of the project at a future public hearing.

Hazardous Waste Sites: The Cortese List, consisting of databases identified in California Government Code Section 65962.5, was consulted to identify sites with known hazardous materials or waste contamination within or adjacent to the project site. The project site is not identified on any of the lists enumerated under Government Code Section 65962.5.

Public Review and Comment Period: The Initial Study and proposed Mitigated Negative Declaration are available for a 30-day public review and comment period beginning **Tuesday, June 22, 2021 and ending Friday, July 23, 2021 at 5:00 PM**. Comments on the Mitigated Negative Declaration must be submitted in writing within the 30-day review period and sent by mail, fax or email to:

City of Martinez, Community and Economic Development Department
Attn: Hector J. Rojas, Planning Manager
525 Henrietta St, Martinez, CA 94553
Fax: (925) 372-0257 | E-mail: hrojas@cityofmartinez.org

The Initial Study and Proposed Mitigated Negative Declaration are available for public review at the following locations:

- City of Martinez City Hall, Community and Economic Development Department
525 Henrietta St, Martinez, CA 94553
Monday through Friday, 10 AM to 2 PM
- Online: www.cityofmartinez.org
Instructions: On the top menu, hover over “Departments” and then select “Planning”.
On the next page, scroll down to “Environmental Reviews”