

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

When Filed Mail To:
Same as above

OCT 14 2021
COUNTY CLERK
STANISLAUS COUNTY
Jennine Creel

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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.

October 13, 2021

NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION

PROJECT TITLE: MINOR DISCRETIONARY PERMIT 2021-13 (Turlock RV & Boat)

PROJECT APPLICANT: BRIAN ROSENBERGER

PROJECT DESCRIPTION: The applicant is proposing to develop a 10.85-acre parcel at 2625 W. Main Street (Stanislaus County APN 089-013-021) for a RV storage facility. The project will construct approximately 497 covered RV spaces, a 440 square foot office building, trash enclosures, and an RV dump station for exclusive use of the tenants of the RV storage facility. Main access to the RV storage facility will be from Dianne Drive with a proposed emergency vehicle access (EVA) on W. Main Street. Full frontage improvements, including curb, gutter, and sidewalk will be constructed along W. Main Street and Dianne Drive. On-site paving, landscaping, security lighting, perimeter fencing, and a storm water retention basin are also proposed.

PROJECT LOCATION: 2625 W. Main Street
Stanislaus County APN: 089-013-021

RESPONSE PERIOD STARTS: October 13, 2021
RESPONSE PERIOD ENDS: November 15, 2021 at 5:00 PM

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:

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 WISP MEIR and Addendum.
2. All feasible mitigation measures developed in the General Plan EIR and WISP 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 WISP 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 WISP 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.

Pursuant to Section 15164 of the California Environmental Quality Act Guidelines the lead agency prepared an addendum to a previously certified Environmental Impact Report if some changes or additions to the project are necessary but none of the conditions described in Section 15162 have occurred.

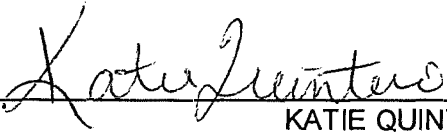
7. Pursuant to Public Resources Code Section 21157.6(a), having reviewed the General Plan EIR and Westside Industrial Specific Plan MEIR, the City of Turlock finds and determines that:
 - a. No substantial changes have occurred with respect to the circumstances under which the General Plan EIR and WISP MEIR were 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 and WISP MEIR were certified.
8. Whereas, on September, 2017, the City of Turlock adopted minor changes, deletions, and additions to the project described in the Final Master Environmental Impact Report for the Westside Industrial 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:

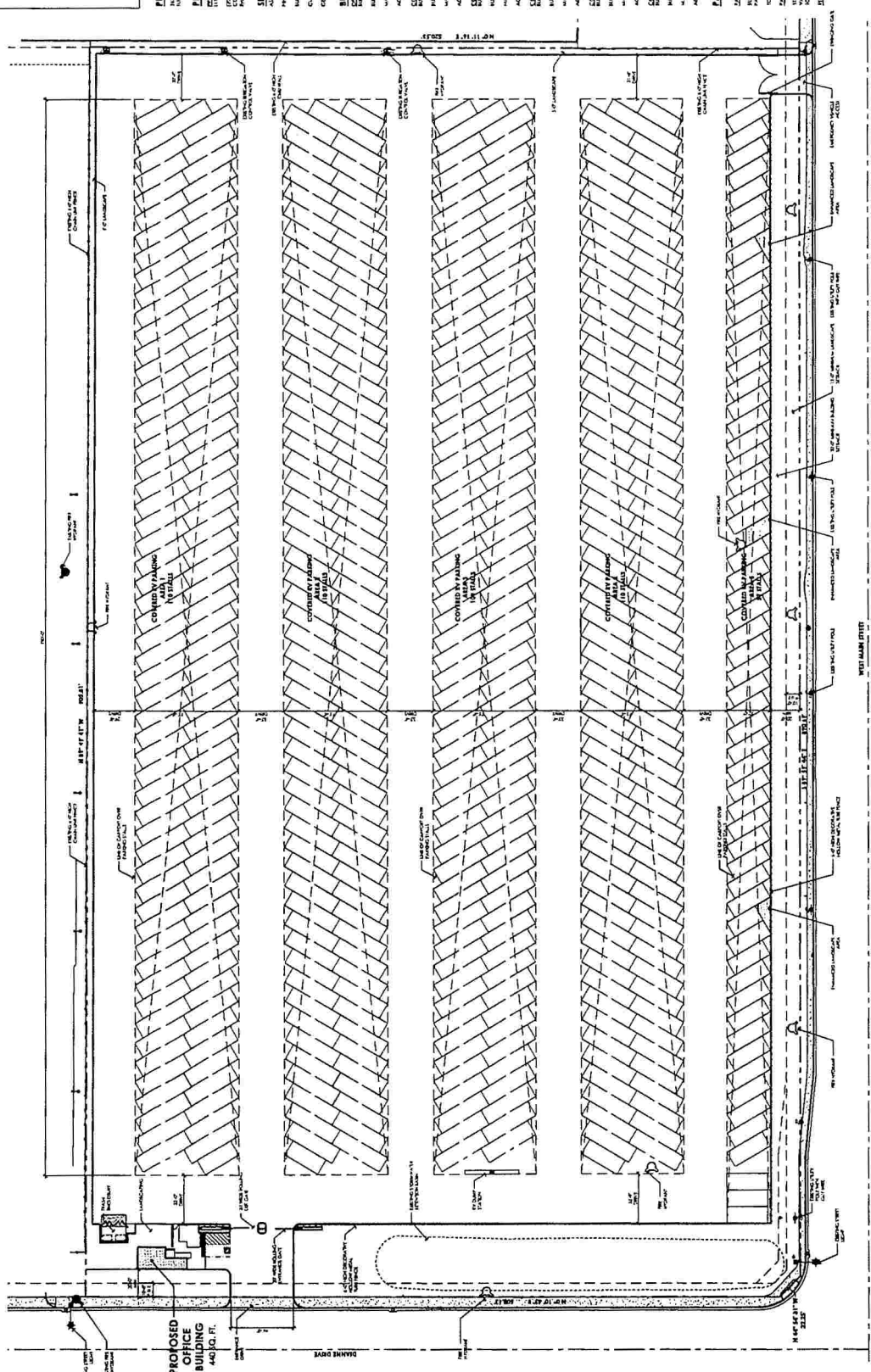
City of Turlock, City Hall
Planning Division
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Turlock, CA 95380-5456

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
DEPUTY DIRECTOR DEVELOPMENT SERVICES/PLANNING MANAGER
ENVIRONMENTAL REVIEW

Enclosure: Initial Study
Site Plan



PROJECT LOCATION

PROJECT TEAM
 ARCHITECTURE
 4300 WEST MAIN STREET
 TURLOCK, CA 95254
 PHONE: 209.577.4411
 WWW.APIARCHITECTURE.COM

SITE DATA

PROPERTY ADDRESS
 2425 WEST MAIN STREET
 TURLOCK, CA 95254
 PROJECT NO.
 2021-001
 GENERAL PLAN
 111
 ZONING DISTRICT
 111

BUILDING DATA

BUILDING NO.
 1
 BUILDING NAME
 TURLOCK RV AND BOAT STORAGE CENTER
 BUILDING HEIGHT
 10 FT
 BUILDING AREA
 10,000 SQ FT
 BUILDING VOLUME
 100,000 CU FT
 BUILDING FOOTPRINT
 10,000 SQ FT
 BUILDING SETBACK
 10 FT
 BUILDING SPACING
 10 FT
 BUILDING MATERIAL
 METAL PANEL
 BUILDING COLOR
 WHITE
 BUILDING FINISH
 SMOOTH
 BUILDING CONDITION
 NEW
 BUILDING STATUS
 PROPOSED

PARKING DATA

PARKING TYPE
 SURFACE
 PARKING AREA
 10,000 SQ FT
 PARKING SPACES
 100
 PARKING RATIO
 1:1
 PARKING MATERIAL
 ASPHALT
 PARKING FINISH
 SMOOTH
 PARKING CONDITION
 NEW
 PARKING STATUS
 PROPOSED

**PROPOSED NEW DEVELOPMENT FOR:
 TURLOCK
 RV AND BOAT
 STORAGE
 CENTER**

2425 WEST MAIN STREET
 TURLOCK, CA

PLANNING ARCHITECTURE
 api

ARCHITECTURE PLS INC.
 4300 WEST MAIN STREET
 TURLOCK, CA 95254
 PHONE: 209.577.4411
 WWW.APIARCHITECTURE.COM

RECEIVED

AUG 18 2021



PROPOSED SITE PLAN
 SCALE 1/8" = 1'-0"

CITY OF TURLOCK
 PLANNING DIVISION