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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

(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