



CITY OF TURLOCK DEVELOPMENT SERVICES
PLANNING DIVISION
156 SOUTH BROADWAY, SUITE 120
TURLOCK, CA 95380-5456 (209)668-5640

UNIFORM APPLICATION FORM

(PLEASE PRINT OR TYPE)

Project Information

PROJECT ADDRESS: 2600 Spangler Way, Turlock, CA 95380
ASSESSOR'S PARCEL NUMBER: 044-067-003 AREA OF PROPERTY (ACRES OR SQUARE FEET): 1.644 AC ±
EXISTING ZONING: A RE RL RM RH CO CC CH CT I IBP PD _____ Downtown _____
GENERAL PLAN DESIGNATION: A VLDR LDR MDR HDR O Comm Comm Heavy Comm I
DESCRIBE THE PROJECT REQUEST: Install new driveway (exit only - inbound will come from adjacent parcel), Truck scale + foundation.

NOTE: Information provided on this application is considered public record and will be released upon request by any

APPLICANT Yancy Hopper PHONE NO. 209-664-3229 E-MAIL _____

Applicant Information

Property Owner Info

Office Use Only

APPLICATION TYPE & NO.: _____ DATE RECEIVED: _____

CASH _____ OR CHECK NO. _____ / \$ _____ CHECKED BY: _____

PC HEARING DATE: _____ CC HEARING DATE: _____

PLANNER'S NOTES: _____

APPLICATION QUESTIONNAIRE

This document will assist the Planning Department in evaluating the proposed project and its potential environmental impacts. Complete and accurate information will facilitate the review of your project and minimize future requests for information. Please contact the Planning Division, 156 S. Broadway, Suite 120, Turlock, CA 95380 (209) 668-5640 if there are any questions about how to fill out this form.

PROJECT NAME: 2600 Spangler Way, Turlock Ca. 95380

APPLICANT'S STATEMENT OF INTENT (DESCRIBE THE PROPOSED PROJECT):

This Parcel will contain the truck scale and
truck drive way (exit) for the adjacent Parcel owned
by Super Stone Industries. All inbound Trucks will enter
the scale area from the driveway on the Adjacent Parcel.

Property Dimensions: _____

Property Area: Square Footage $\pm 71,626 \text{ ft}^2$ Acreage 1.644 AC $\pm$ NT

Site Land Use: Undeveloped/Vacant _____ Developed Industrial

If developed, give building(s) square footage 17,564 s.f. (including driveway)

LAND USE DESIGNATIONS:

ZONING: Current: Industrial
 Proposed (If applicable): _____

GENERAL PLAN Current: Undefined
 Proposed (If applicable) _____

DESCRIBE ADJACENT ZONING AND EXISTING LAND USE WITHIN 300 FEET OF PROJECT SITE:**ZONE - EXISTING LAND USE (i.e., residential, commercial, industrial)**

North Industrial

South Industrial

East Industrial

West Industrial

PROJECT CHARACTERISTICS**Site Conditions**

Describe the project site as it exists before the project, including information on topography, soil stability, plants and animals, and any cultural, historical or scenic aspects (if applicable)

The existing site consist of existing buildings on part of the property. Where the proposed buildy is, it is currently asphalt for parking/storage of tractor trailers. The lot for the parking is flat and undeveloped with weeds.

Are there any trees, bushes or shrubs on the project site? no If yes, are any to be removed? _____
 If yes to above, please attach site plan indicating location, size and type of all trees, bushes and shrubs on the site that are proposed for removal.

Will the project change waterbody or ground water quality or quantity, or alter existing drainage patterns? no If yes, please explain:

If there are structures on the project site, attach site plan indicating location of structures and provide the following information:

Present Use of Existing Structure(s) N/A NO EXISTING STRUCTURES ON LOT.
USED FOR STORAGE.

Proposed Use of Existing Structure(s) PROPOSED TRUCK SCALE FOR WEIGHING TRUCKS
THAT TRANSPORT PRODUCT.

Are any structures to be moved or demolished? NO If yes, indicate on site plan which structures are proposed to be moved or demolished.

Is the property currently under a Williamson Act Contract? NO If yes, contract number: _____

If yes, has a Notice of Nonrenewal been filed? _____ If yes, date filed: _____

Are there any agriculture, conservation, open space or similar easements affecting the use of the project site? NO If yes, please describe and provide a copy of the recorded easement. _____

Describe age, condition, size, and architectural style of all existing on-site structures (include photos):

N/A - NO EXISTING STRUCTURE ON SITE.

Proposed Building Characteristics

Size of any new structure(s) or building addition(s) in gross sq. ft. 15,750 sq ft (excluding driveway)

Building height in feet (measured from ground to highest point): 15 ft.

Height of other appurtenances, excluding buildings, measured from ground to highest point (i.e. antennas, mechanical equipment, light poles, etc.):

60 ft.

Project site coverage:

Building Coverage: 15,750 sq ft Sq.Ft. 22 %

Landscaped Area: 3580 sq ft Sq.Ft. 5.0 %

Paved Surface Area: 1814 sq ft Sq.Ft. 2.5 %

Total: 21,130 sq ft Sq.Ft. 29.5 100%

Exterior building materials: INSULATED METAL PANEL.

Exterior building colors: White / Blue

Roof materials: Insulated metal Panel

Total number of off-street parking spaces provided: 236 auto parking / 99 Truck stalls (owned by SSI)
 (If not on the project site, attach a Signed Lease Agreement or Letter of Agency) Panel # 044-010-12

Describe the type of exterior lighting proposed for the project (height, intensity):

Building: Combination of LED wall packs + light standards, 25' elevation

Parking: Light standards with hooded LED fixtures, 25' elevation.

Estimated Construction Starting Date 2017 Estimated Completion Date 2018

If the proposal is a component of an overall larger project describe the phases and show them on the site plan: _____

Residential Projects
 (As applicable to proposal)

Total Lots _____ Total Dwelling Units _____ Total Acreage _____

Net Density/Acre _____ Gross Density/Acre _____

Will the project include affordable or senior housing provisions? _____ If yes, please describe: _____

	Single Family	Two-Family (Duplex)	Multi-Family (Apartments)	Multi-Family (Condominiums)
Number of Units				
Acreage				
Square Feet/Unit				
For Sale or Rent				
Price Range				
Type of Unit:				
Studio				
1 Bedroom				
2 Bedroom				
3 Bedroom				
4+Bedroom				

Commercial, Industrial, Manufacturing, or Other Project

(As applicable to proposal)

Type of use(s) Utility + misc (U) Serves the F-1 building on adjacent parcelExpected influence: Regional minimal Citywide minimal Neighborhood minimalDays and hours of operation: 7 days / 24 hrsTotal occupancy/capacity of building(s): 3 (U)Total number of fixed seats: n/A Total number of employees: 3 SCATZ ATTENDANTSAnticipated number of employees per shift: 3

Square footage of:

Office area 672 sf² (Truck scale / office)

Warehouse area _____

Sales area _____

Storage area _____

Loading area _____

Manufacturing area _____

Total number of visitors/customers on site at any one time: 4Other occupants (If Applicable) n/A

Will the proposed use involve any toxic or hazardous materials or waste?

(Please explain): no

List any permits or approvals required for the project by state or federal agencies:

n/A

PROJECT IMPACTS

(Please compute each specific impact issue per the following criteria)

TRAFFIC

<u>Land Use</u>	<u>Weekday Trip End Generation Rates (100%Occ.)</u>
Single Family	10.0 trips/dwelling unit
Patio Homes/Townhomes	7.9 trips/dwelling unit
Condominiums	5.1 trips/dwelling unit
Apartments	6.0 trips/dwelling unit
Mobile Homes	5.4 trips/dwelling unit
Retirement Communities	3.3 trips/dwelling unit
Motel/Hotel	11 trips/room
Fast-Food Restaurant	553.0 trips/1,000 s.f. bldg. area
Retail Commercial	51.3 trips/1,000 s.f. bldg. area
Shopping Center	115 trips/1,000 s.f. bldg. area
Sit-Down Restaurant	56 trips/1,000 s.f. bldg. area
General Office	12.3 trips/1,000 s.f. bldg. area
Medical Office	75 trips/1,000 s.f. bldg. area
Institutions (Schools/Churches)	1.02 trips/student or 18.4 trips/1,000 s.f. bldg. area
Industrial Plant <500,000 s.f.	7.3 trips/1,000 s.f. bldg. area or 3.8 emp.
Industrial Warehouse	5.0 trips/1,000 s.f. bldg. area or 4.2 emp.

Projected Vehicle Trips/Day (using table above): 5 Trips / DayProjected number of truck deliveries/loadings per day: 435Approximate hours of truck deliveries/loadings each day: 24 hrsWhat are the nearest major streets? Trade WayDistance from project? ± 2,000 ft.Amount of off-street parking provided: 236 Auto / 99 Truck Trailer Parking

If new paved surfaces are involved, describe them and give amount of square feet involved:

265,498 sqft of new Paved surfaces is Proposed.
This is The Parking lot on lot #044-010-012.

WATERLand Use

Single-Family Residential

Multi-Family Residential

Offices

Retail Commercial

Service Commercial/Industrial

Estimated Water Consumption Rates (gal/day)

800 gallons/day

800/3 bd unit; 533/2 bd unit; 267/1 bd unit

100 gallons/day/1,000 s.f. floor area

100 gallons/day/1,000 s.f. floor area

Variable-[Please describe the water requirements for any service commercial or industrial uses in your project.]

100 gal / dayEstimated gallons per day (using information above): 100 GPDSource of Water: City main**SEWAGE**Land Use

Single-Family Residential

Multi-Family Residential

Commercial

Office

Industrial

Estimated Sewage Generation Rates (gal/day)

300 gallons/day/unit

200 gallons/day/unit or 100 gallons/day/resident

100 gallons/day/1,000 s.f. floor area

100 gallons/day/1,000 s.f. floor area

Variable-[Please describe the sewage requirements for any industrial uses in your project.]

(General projection = 2,500 gallons/day/acre)

100 gal / Day

Estimate the amount (gallons/day) sewage to be generated (using information above):

100 GPDDescribe the type of sewage to be generated: Solid waste from septic house
bathroom + sink.

Will any special or unique sewage wastes be generated by this development?

No, there will not be any special or unique sewage waste generated.

SOLID WASTELand Use

Single-Family Residential

Multi-Family Residential

Commercial

Industrial

Estimated Solid Waste Generation (lb/day)

10.96 lbs./day/res.

7.37 lbs./day/unit

50 lbs./500 s.f. floor area

Variable-[Please describe the projected solid waste to be generated by your project.]

This facility will use a blow-mold process for the packaging of their products which produces little waste. Majority of consumer will be recycled. Most waste will be employee trash, scraps / misc packaging waste.

Type:

Employee Trash, Paper
Hydration bags & scraps from
rollers.

Amount:

50 lb/Day

AIR QUALITY**Construction Schedule:**ActivityApproximate Dates

Demolition

July 2017

Trenching

Aug 2017

Grading

Aug 2017

Paving

Nov 2017

Building Construction

Dec 2017

Architectural Coatings (includes painting)

June 2018Total Volume of all Building(s) to be Demolished N/A

Max Daily Volume of Building(s) to be Demolished _____

Total Acreage to be Graded ± 12 ACAmount of Soil to Import/Export? ± 13,000 Cuyds.

HAZARDOUS WASTE AND SUBSTANCE SITES LIST DISCLOSURE
PURSUANT TO
CALIFORNIA GOVERNMENT CODE SECTION 65962.5(f)

“(f) Before a lead agency accepts as complete an application for any development project which will be used by any person, the applicant shall consult the lists sent to the appropriate city or county and shall submit a signed statement to the local agency indicating whether the project and any alternatives are located on a site that is included on any of the lists compiled pursuant to this section and shall specify any list. If the site is included on a list, and the list is not specified on the statement, the lead agency shall notify the applicant pursuant to Section 65943...”

Note: You must contact Stanislaus County Environmental Resources at (209) 525-6700; AND either:

1) contact the Department of Toxic Substances Control at (800) 728-6942; or 2) research the property on all of the following online databases:

EPA RCRA: <http://www.epa.gov/enviro/html/rcris/>

NEPAssist: <http://www.epa.gov/compliance/nepa/nepassist-mapping.html>

California DTSC Envirostor: www.envirostor.dtsc.ca.gov/public

California Geotracker: <http://geotracker.waterboards.ca.gov/>

to determine whether there are any known or potential hazards on the property.

I HEREBY CERTIFY THAT:

_____ THE PROJECT ***IS LOCATED*** ON A SITE WHICH IS INCLUDED ON ONE OR MORE OF THE LISTS COMPILED PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 65962.5(f). THE SITE IS INCLUDED ON THE FOLLOWING LIST(S) SPECIFIED BELOW:

Regulatory ID Number: _____

Regulatory ID Number: _____

Regulatory ID Number: _____

OR

X THE PROJECT ***IS NOT LOCATED*** ON A SITE WHICH IS INCLUDED ON ONE OR MORE OF THE LISTS COMPILED PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 65962.5(f).

I HEREBY CERTIFY THAT THE STATEMENT FURNISHED ABOVE PRESENTS THE INFORMATION REQUIRED BY CALIFORNIA GOVERNMENT CODE 65962.5(f) TO THE BEST OF MY ABILITY AND THAT THE STATEMENT AND INFORMATION PRESENTED IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

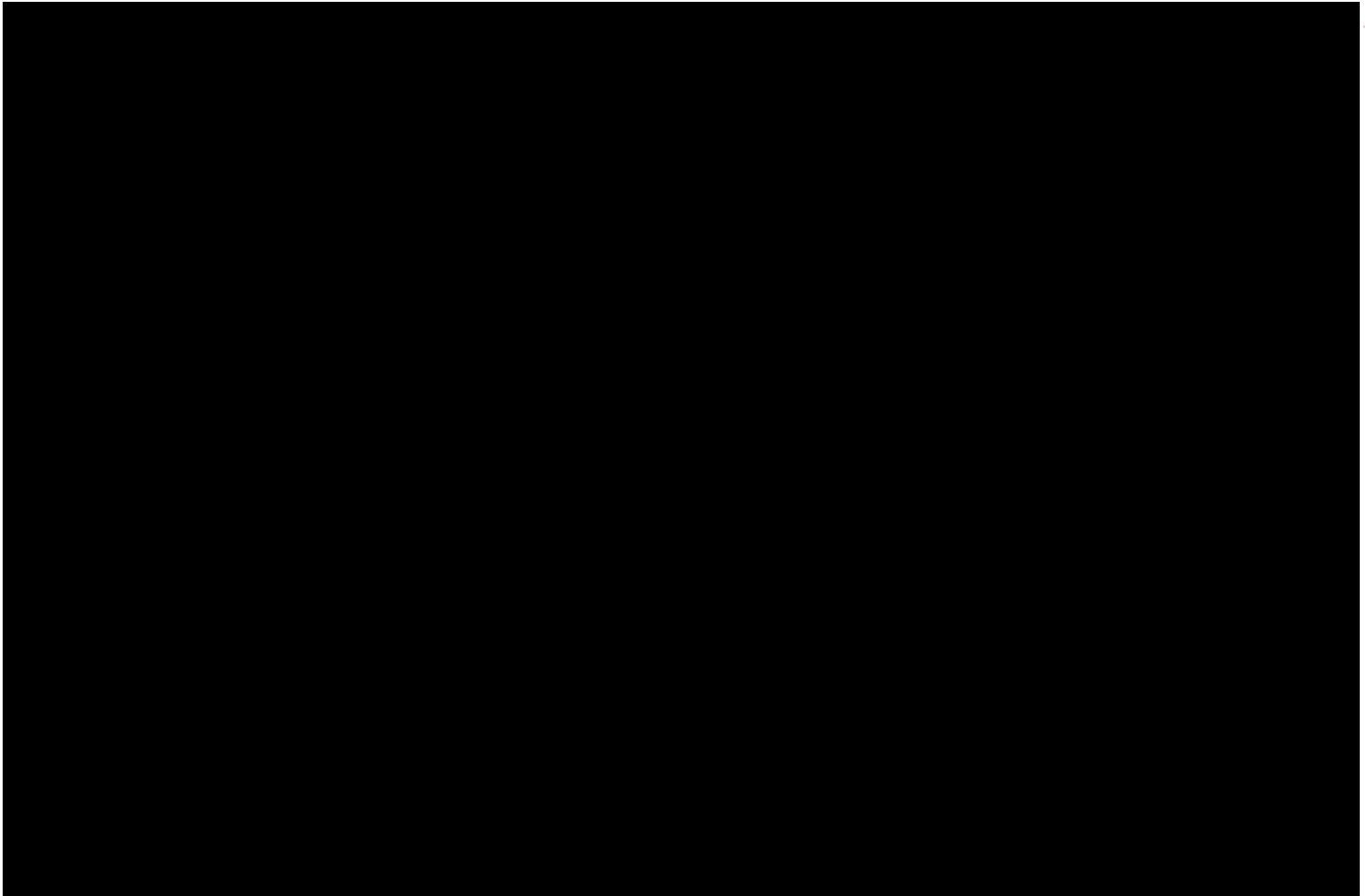


PROPERTY OWNER/APPLICANT SIGNATURE:

I hereby certify that the facts, statements, and information presented within this application form are true and correct to the best of my knowledge and belief. I hereby understand and certify that any misrepresentation or omissions of any information required in this application form may result in my application being delayed or not approved by the City. I hereby certify that I have read and fully understand all the information required in this application form including:

1. the Hazardous Waste and Substance Sites List Disclosure Pursuant to California Government Code Section 65962.5(f) on page 22;
2. the Acknowledgments/Authorizations/Waivers starting on page 24; and
3. the Indemnification on page 26; and
4. the Department of Fish and Game CEQA Review Filing Fees on page 27.

Property Owner(s): (Attach additional sheets. as necessary)



TO: City of Turlock Development Services Department

APPLICANT: _____

PROJECT NAME: Simply / GPT Project

The undersigned does hereby declare that the sign (shown in the attached photograph) has been posted on the site. The sign has been posted in conformance with the Turlock Municipal Code as instructed by the Turlock Planning Division.

I do further agree to indemnify, defend all lawsuits, including reasonable attorney's fees, save and hold the City of Turlock, its officers and employees, free and harmless for any and all liability that may arise from posting the sign on the property.

CERTIFICATION OF POSTING

I, _____ say that I **posted** a true copy of the required on-site sign,

“NOTICE OF PLANNING PERMIT APPLICATION”

for application _____

on the subject property located at: _____ Turlock, CA

at _____ AM / PM on _____
Time **Date**

I declare under penalty of perjury that the foregoing is true and correct.

Executed this _____ day of _____, 200 ____.

 APPLICANT'S SIGNATURE

 APPLICANT'S PRINTED NAME

Attachment: Photo of project sign