



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

UNIFORM APPLICATION FORM

1160 W. Glenwood Ave
Lot 2 = 44-17-80

(PLEASE PRINT OR TYPE)
Lots 7 & 8 = 44-17-82

1650 + 1700 W. Glenwood Ave

Project Information

PROJECT ADDRESS: LOTS 2, 7 & 8 @ ENTERPRISE PARK, TURLOCK CA.

ASSESSOR'S PARCEL NUMBER: 44-17-82, 80 AREA OF PROPERTY (ACRES OR SQUARE FEET): _____

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: 2 MASONRY WAREHOUSE BUILDINGS & 1 CONCRETE TILT-UP WAREHOUSE BUILDING

Applicant Information

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

APPLICANT ANDERSON-LITFIN, INC. PHONE NO. (209) 667-4141 E-MAIL _____

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W
S

This fee is to be a deposit towards full cost of processing application. Yes No Applicant's Initials _____

Property Owner Info

[Redacted Property Owner Information]

Office Use Only

APPLICATION TYPE & NO.: MDP 2017-01 DATE RECEIVED: 1-12-17

CASH _____ OR CREDIT _____ CHECKED BY: DW

PC HEARING DATE: N/A CC HEARING DATE: N/A

PLANNER'S NOTES: _____

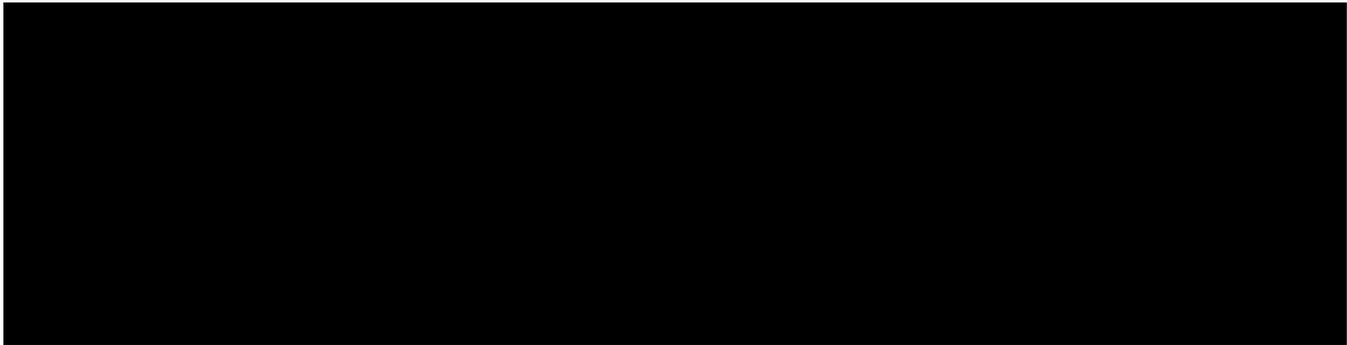
APPLICATION QUESTIONNAIRE

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: WAREHOUSE BLDG#(1) - LOT 2

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

ERECT A CONCRETE TILT-UP BUILDING INCLUDING
AN OFFICE AND WAREHOUSE WITH A FENCED IN YARD.



APPLICANT'S NAME: ANDERSON-LITFIN, INC.

Phone (209) 667-4141



PROJECT SITE INFORMATION:

Property Address or Location: APN# 044-017-080, LOT 2

Property Assessor's Parcel Number: #

Property Dimensions: _____

Property Area: Square Footage 33500 SQ FT Acreage _____

Site Land Use: Undeveloped/Vacant 100% Developed 0%

If developed, give building(s) square footage _____

LAND USE DESIGNATIONS:

ZONING: Current: INDUSTRIAL

Proposed (If applicable): _____

GENERAL PLAN Current: INDUSTRIAL

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 _____

East _____

West _____



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)

IMPROVEMENTS ARE ALREADY INSTALLED FOR
A SUBDEVELOPMENT

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

Proposed Use of Existing Structure(s) N/A

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? _____ If yes, please describe and provide a copy of the recorded easement. _____

EASEMENT INFO ATTACHED

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

N/A

Proposed Building Characteristics

Size of any new structure(s) or building addition(s) in gross sq. ft. 13,182. SQ FT.

Building height in feet (measured from ground to highest point): 30'

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

N/A

Project site coverage:	Building Coverage:	<u>13,182</u>	Sq.Ft.	_____	%
	Landscaped Area:	<u>≈ 18,568</u>	Sq.Ft.	_____	%
	Paved Surface Area:	<u>≈ 1750</u>	Sq.Ft.	_____	%
	Total:	<u>33,500</u>	Sq.Ft.	_____	100%

Exterior building materials: CONCRETE

Exterior building colors: TBD

Roof materials: WOOD TRUSSES, PLYWOOD, SINGLE PLY MEMBRANE

Total number of off-street parking spaces provided: _____
 (If not on the project site, attach a Signed Lease Agreement or Letter of Agency)

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

Building: LED WALL PACKS

Parking: _____

Estimated Construction Starting Date TBD Estimated Completion Date TBD

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

N/A

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) TBD, NO TENANT AS OF NOW

Expected influence: Regional Citywide _____ Neighborhood _____

Days and hours of operation: MON - SUN, MIDNIGHT - MIDNIGHT

Total occupancy/capacity of building(s): N/A AT THIS TIME

Total number of fixed seats: N/A Total number of employees: N/A

Anticipated number of employees per shift: N/A AT THIS TIME

Square footage of:

Office area 910 SQFT

Warehouse area 12,272 SQFT

Sales area _____

Storage area _____

Loading area _____

Manufacturing area _____

Total number of visitors/customers on site at any one time: LESS THAN 100

Other occupants (If Applicable) N/A AT THIS TIME

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

(Please explain): N/A AT THIS TIME

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

N/A AT THIS TIME

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): 65.9

Projected number of truck deliveries/loadings per day: N/A

Approximate hours of truck deliveries/loadings each day: N/A

What are the nearest major streets? LINWOOD AVE., LANDER AVE.

Distance from project? WITHIN 1 MILE

Amount of off-street parking provided: 0

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

1750 SQ FT OF PAVED SURFACE FOR PARKING AND STORAGE
YARD (FENCED)

WATER

<u>Land Use</u>	<u>Estimated Water Consumption Rates (gal/day)</u>
Single-Family Residential	800 gallons/day
Multi-Family Residential	800/3 bd unit; 533/2 bd unit; 267/1 bd unit
Offices	100 gallons/day/1,000 s.f. floor area
Retail Commercial	100 gallons/day/1,000 s.f. floor area
Service Commercial/Industrial	Variable-[Please describe the water requirements for any service commercial or industrial uses in your project.]

Estimated gallons per day (using information above): ≈ 100 (OFFICE)

Source of Water: CITY WATER

SEWAGE

<u>Land Use</u>	<u>Estimated Sewage Generation Rates (gal/day)</u>
Single-Family Residential	300 gallons/day/unit
Multi-Family Residential	200 gallons/day/unit or 100 gallons/day/resident
Commercial	100 gallons/day/1,000 s.f. floor area
Office	100 gallons/day/1,000 s.f. floor area
Industrial	Variable-[Please describe the sewage requirements for any industrial uses in your project.] (General projection = 2,500 gallons/day/acre)

Estimate the amount (gallons/day) sewage to be generated (using information above):
≈ 100 (OFFICE)

Describe the type of sewage to be generated: NON-CHEMICAL

Will any special or unique sewage wastes be generated by this development?
N/A AT THIS TIME

SOLID WASTE

Land 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.]

Type: NON-CHEMICAL Amount: A 100 (OFFICE)

AIR QUALITY

Construction Schedule:

Activity

Approximate Dates

Demolition

TBD

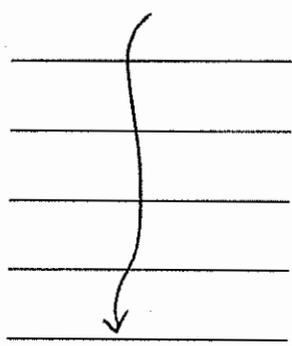
Trenching

Grading

Paving

Building Construction

Architectural Coatings (includes painting)



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

Max Daily Volume of Building(s) to be Demolished N/A

Total Acreage to be Graded 33,500 SQFT

Amount of Soil to Import/Export? -

APPLICATION QUESTIONNAIRE

This document will assist the Planning Department in evaluating the proposed project and 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: WAREHOUSE BUILDING # (2) - LOT 7

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

TO ERECT A MASONRY BUILDING INCLUDING AN OFFICE
AND WAREHOUSE WITH A FENCED YARD.



PROJECT SITE INFORMATION:

Property Address or Location: _____

Property Assessor's Parcel Number: APN # 044-017-082, LOT 7

Property Dimensions: _____

Property Area: Square Footage 15,078 SQ FT Acreage _____

Site Land Use: Undeveloped/Vacant 100% Developed 0%

If developed, give building(s) square footage _____

LAND USE DESIGNATIONS:

ZONING: Current: INDUSTRIAL

Proposed (If applicable): _____

GENERAL PLAN Current: INDUSTRIAL

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 _____

East _____

West _____

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)

IMPROVEMENTS ARE ALREADY INSTALLED FOR
A SUBDEVELOPMENT.

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

Proposed Use of Existing Structure(s) N/A

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? YES If yes, please describe and provide a copy of the recorded easement. _____

15' IRRIGATION EASEMENT ALONG SOUTH PROPERTY LINE
OTHER EASEMENT INFO ATTACHED.

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

N/A

Proposed Building Characteristics

Size of any new structure(s) or building addition(s) in gross sq. ft. 6056

Building height in feet (measured from ground to highest point): 22'

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

N/A

Project site coverage:	Building Coverage: <u>6056</u> Sq.Ft. _____ %
	Landscaped Area: <u>1580</u> Sq.Ft. _____ %
	Paved Surface Area: <u>7442</u> Sq.Ft. _____ %
	Total: <u>15,078</u> Sq.Ft. _____ 100%

Exterior building materials: MASONRY

Exterior building colors: TBD

Roof materials: WOOD TRUSSES, PLYWOOD, SINGLE PLY MEMBRANE

Total number of off-street parking spaces provided: _____
 (If not on the project site, attach a Signed Lease Agreement or Letter of Agency)

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

Building: LED WALL PACK

Parking: 11

Estimated Construction Starting Date TBD Estimated Completion Date TBD

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

N/A

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) TBD, NO TENANT AS OF NOW

Expected influence: Regional Citywide _____ Neighborhood _____

Days and hours of operation: MON-SUN, MIDNIGHT - MIDNIGHT

Total occupancy/capacity of building(s): N/A AT THIS TIME

Total number of fixed seats: N/A Total number of employees: N/A

Anticipated number of employees per shift: N/A AT THIS TIME

Square footage of:

Office area 747

Warehouse area 5309

Sales area _____

Storage area _____

Loading area _____

Manufacturing area _____

Total number of visitors/customers on site at any one time: LESS THAN 100

Other occupants (If Applicable) N/A AT THIS TIME

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

(Please explain): N/A AT THIS TIME

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

N/A AT THIS TIME

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): 30.28

Projected number of truck deliveries/loadings per day: N/A

Approximate hours of truck deliveries/loadings each day: N/A

What are the nearest major streets? LINWOOD AVE., LANDER AVE.

Distance from project? WITHIN 1 MILE

Amount of off-street parking provided: 0

If new paved surfaces are involved, describe them and give amount of square feet involved:
7442 SQ. FT. OF PAVED SURFACE FOR PARKING AND STORAGE YARD (FENCED)

WATER

<u>Land Use</u>	<u>Estimated Water Consumption Rates (gal/day)</u>
Single-Family Residential	800 gallons/day
Multi-Family Residential	800/3 bd unit; 533/2 bd unit; 267/1 bd unit
Offices	100 gallons/day/1,000 s.f. floor area
Retail Commercial	100 gallons/day/1,000 s.f. floor area
Service Commercial/Industrial	Variable-[Please describe the water requirements for any service commercial or industrial uses in your project.]

Estimated gallons per day (using information above): ≈ 75 (OFFICE)

Source of Water: CITY WATER

SEWAGE

<u>Land Use</u>	<u>Estimated Sewage Generation Rates (gal/day)</u>
Single-Family Residential	300 gallons/day/unit
Multi-Family Residential	200 gallons/day/unit or 100 gallons/day/resident
Commercial	100 gallons/day/1,000 s.f. floor area
Office	100 gallons/day/1,000 s.f. floor area
Industrial	Variable-[Please describe the sewage requirements for any industrial uses in your project.] (General projection = 2,500 gallons/day/acre)

Estimate the amount (gallons/day) sewage to be generated (using information above):
≈ 75 (OFFICE)

Describe the type of sewage to be generated: NON-CHEMICAL

Will any special or unique sewage wastes be generated by this development?
N/A AT THIS TIME

SOLID WASTE

<u>Land Use</u>	<u>Estimated Solid Waste Generation (lb/day)</u>
Single-Family Residential	10.96 lbs./day/res.
Multi-Family Residential	7.37 lbs./day/unit
Commercial	50 lbs./500 s.f. floor area
Industrial	Variable-[Please describe the projected solid waste to be generated by your project.]

Type: NON-CHEMICAL Amount: ~ 75 (OFFICE)

AIR QUALITY

Construction Schedule:

<u>Activity</u>	<u>Approximate Dates</u>
Demolition	<u>TBD</u>
Trenching	<u> </u>
Grading	<u> </u>
Paving	<u> </u>
Building Construction	<u> </u>
Architectural Coatings (includes painting)	<u> </u>

Total Volume of all Building(s) to be Demolished N/A
Max Daily Volume of Building(s) to be Demolished N/A

Total Acreage to be Graded 15,078 sq FT

Amount of Soil to Import/Export? -

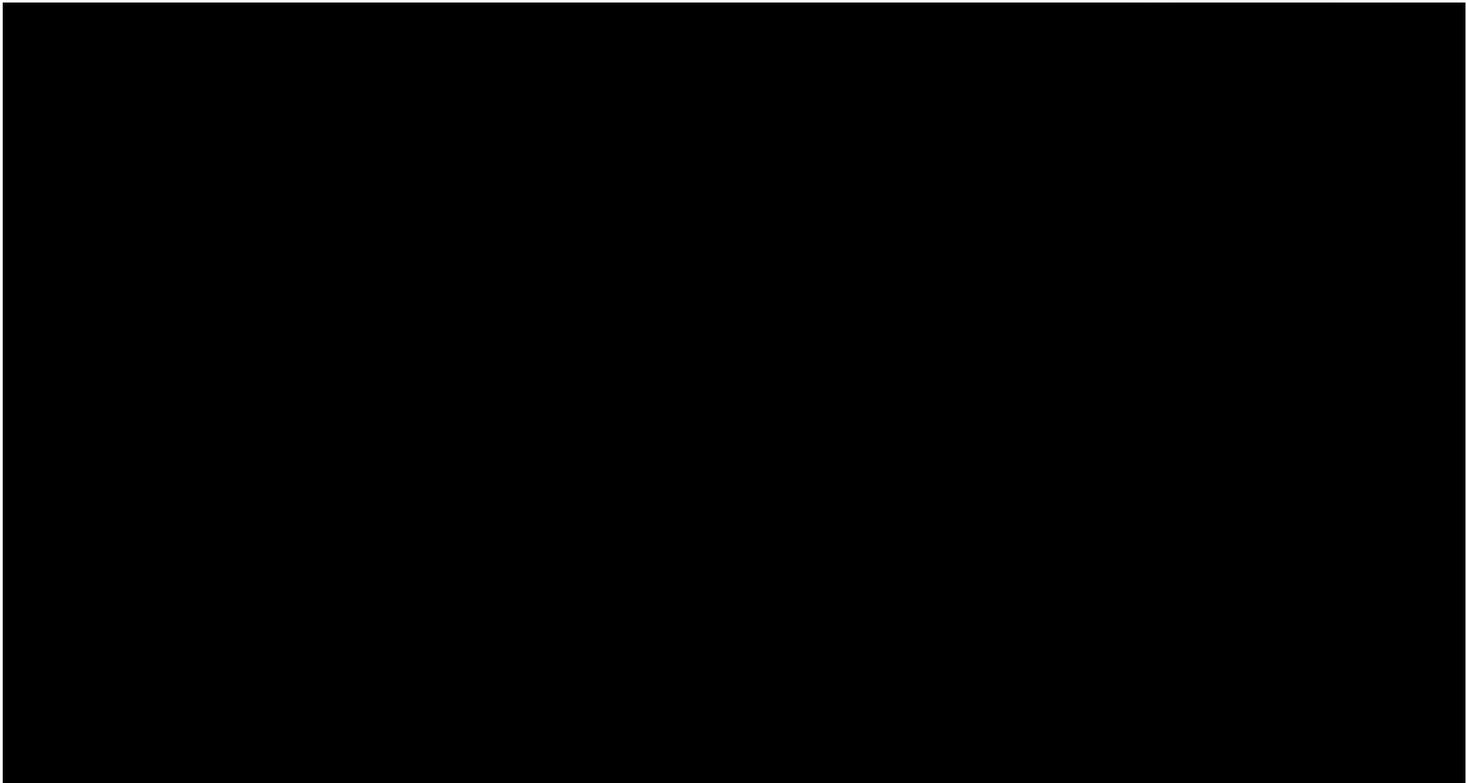
APPLICATION QUESTIONNAIRE

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: WAREHOUSE BUILDING #(3) - LOT 8

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

TO ERECT A MASONRY BUILDING INCLUDING AN
OFFICE AND WAREHOUSE WITH A FENCED YARD.



PROJECT SITE INFORMATION:

Property Address or Location: _____

Property Assessor's Parcel Number: APN # 044-017-082, LOT 8

Property Dimensions: _____

Property Area: Square Footage 15, 110 SQ FT. Acreage _____

Site Land Use: Undeveloped/Vacant 100% Developed 0%

If developed, give building(s) square footage _____

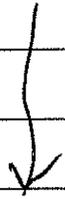
LAND USE DESIGNATIONS:

ZONING: Current: INDUSTRIAL
 Proposed (If applicable): _____
 GENERAL PLAN Current: INDUSTRIAL
 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 _____
 East _____
 West _____



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)

IMPROVEMENTS ARE ALREADY INSTALLED FOR
A SUBDEVELOPMENT

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

Proposed Use of Existing Structure(s) N/A

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? YES If yes, please describe and provide a copy of the recorded easement. _____

10' IRRIGATION EASEMENT ALONG NORTH PROPERTY LINE
OTHER EASEMENT INFO ATTACHED.

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

N/A

Proposed Building Characteristics

Size of any new structure(s) or building addition(s) in gross sq. ft. 6008

Building height in feet (measured from ground to highest point): 22'

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

N/A

Project site coverage:	Building Coverage:	<u>6008</u>	Sq.Ft.	_____	%
	Landscaped Area:	<u>1474</u>	Sq.Ft.	_____	%
	Paved Surface Area:	<u>7628</u>	Sq.Ft.	_____	%
	Total:	<u>15,110</u>	Sq.Ft.	_____	100%

Exterior building materials: MASONRY

Exterior building colors: TBD

Roof materials: WOOD TRUSSES, PLYWOOD, SINGLE PLY MEMBRANE

Total number of off-street parking spaces provided: _____
 (If not on the project site, attach a Signed Lease Agreement or Letter of Agency)

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

Building: LED WALL PACKS

Parking: ||

Estimated Construction Starting Date TBD Estimated Completion Date TBD

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

N/A

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) TBD, NO TENANT AS OF NOW

Expected influence: Regional Citywide _____ Neighborhood _____

Days and hours of operation: MON - SUN, MIDNIGHT - MIDNIGHT

Total occupancy/capacity of building(s): N/A AT THIS TIME

Total number of fixed seats: N/A Total number of employees: N/A

Anticipated number of employees per shift: N/A AT THIS TIME

Square footage of:

Office area 697 SQ FT

Warehouse area 5311 SQ FT

Sales area _____

Storage area _____

Loading area _____

Manufacturing area _____

Total number of visitors/customers on site at any one time: LESS THAN 100

Other occupants (If Applicable) N/A AT THIS TIME

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

(Please explain): N/A AT THIS TIME

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

N/A AT THIS TIME

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): 30.04

Projected number of truck deliveries/loadings per day: N/A

Approximate hours of truck deliveries/loadings each day: N/A

What are the nearest major streets? LINWOOD AVE. , LANDER AVE.

Distance from project? WITHIN 1 MILE

Amount of off-street parking provided: 0

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

7628 SQ FT. OF PAVED SURFACE FOR PARKING AND STORAGE YARD (FENCED)

WATER

<u>Land Use</u>	<u>Estimated Water Consumption Rates (gal/day)</u>
Single-Family Residential	800 gallons/day
Multi-Family Residential	800/3 bd unit; 533/2 bd unit; 267/1 bd unit
Offices	100 gallons/day/1,000 s.f. floor area
Retail Commercial	100 gallons/day/1,000 s.f. floor area
Service Commercial/Industrial	Variable-[Please describe the water requirements for any service commercial or industrial uses in your project.]

Estimated gallons per day (using information above): ~ 75 (OFFICE)

Source of Water: CITY WATER

SEWAGE

<u>Land Use</u>	<u>Estimated Sewage Generation Rates (gal/day)</u>
Single-Family Residential	300 gallons/day/unit
Multi-Family Residential	200 gallons/day/unit or 100 gallons/day/resident
Commercial	100 gallons/day/1,000 s.f. floor area
Office	100 gallons/day/1,000 s.f. floor area
Industrial	Variable-[Please describe the sewage requirements for any industrial uses in your project.] (General projection = 2,500 gallons/day/acre)

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

~ 75 OFFICE

Describe the type of sewage to be generated: NON-CHEMICAL

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

N/A AT THIS TIME

SOLID WASTE

<u>Land Use</u>	<u>Estimated Solid Waste Generation (lb/day)</u>
Single-Family Residential	10.96 lbs./day/res.
Multi-Family Residential	7.37 lbs./day/unit
Commercial	50 lbs./500 s.f. floor area
Industrial	Variable-[Please describe the projected solid waste to be generated by your project.]

Type: NON-CHEMICAL Amount: ~ 75 (OFFICE)

AIR QUALITY

Construction Schedule:

<u>Activity</u>	<u>Approximate Dates</u>
Demolition	<u>TBD</u>
Trenching	_____
Grading	_____
Paving	_____
Building Construction	_____
Architectural Coatings (includes painting)	_____

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

Total Acreage to be Graded 15,110 SQ.FT.

Amount of Soil to Import/Export? _____

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

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.


Signature of Applicant/Agent

12-8-16
Date

KYLE ANDERSON - PARTNER
Print Name and Title of Applicant/Agent

(209) 667-8787
Phone Number

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)



Applicant(s): (If different than above)

Signature of Applicant/Agent

Date

Print Name and Title of Applicant/Agent

Phone Number