



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: WAREHOUSE BLDG. @ 1950 OLYMPIC DR.  
ASSESSOR'S PARCEL NUMBER: 044-017-082 AREA OF PROPERTY (ACRES OR SQUARE FEET): 50593  
EXISTING ZONING: \_\_\_\_\_  
GENERAL PLAN DESIGNATION: \_\_\_\_\_  
DESCRIBE THE PROJECT REQUEST: SEEKING MDP FOR CONCRETE TILT-UP  
BUILDING IN ENTERPRISE PARK

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: kanderson@  
\*\* Corporate partnerships must provide a list of principals. FAX NO. (209) 667-5267 andersonlitfin.com  
ADDRESS OF APPLICANT: PO BOX 1371, TURLOCK CA 95381

Property Owner Info

Office Use Only

APPLICATION TYPE & NO.: MDP 19-08 Amend DATE RECEIVED: 8/14/2020  
CASH: \_\_\_\_\_ CHECKED BY: AW  
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:** WAREHOUSE BLDG. @ 1950 OLYMPIC DR.

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

TO ERECT A 21K+ SQUARE FT. CONCRETE TILT-UP  
BUILDING OVER LOTS 12 & 13 @ ENTERPRISE PARK.  
(LOTS TO BE MERGED & RECORDED WHEN MAP  
IS FILED.)

**PROPERTY OWNER'S NAME:** JULAN DEVELOPMENT GROUP

**Mailing Address:** PO BOX 3148, TURLOCK, CA. 95381

**Telephone:** Business (209) 667-8787 Home ( )

**E-Mail Address:** kanderson@andersonlitfin.com

**APPLICANT'S NAME:** ANDERSON-LITFIN, INC.

**Phone** (209) 667-4141

**Address:** PO BOX 3126, TURLOCK, CA. 95381

**Telephone:** Business (209) 667-4141 Home ( )

**E-Mail Address:** kanderson@andersonlitfin.com

**PROJECT SITE INFORMATION:**

**Property Address or Location:** 1950 OLYMPIC DR. (LOTS 12-13)

**Property Assessor's Parcel Number:** 044-017-082

**Property Dimensions:** ROUGHLY 209'-0" X 240'-0"

**Property Area:** Square Footage 50,593 Acreage

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

**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 COUNTY PROPERTY

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)

IMPROVEMENTS ARE ALREADY INSTALLED IN SUBDIVISION.  
CURRENTLY, ON THIS APN THERE EXIST 2 MASONRY  
BLDGS. AS WELL AS ONE MULTI-TENANT METAL BLDG.  
GOING THROUGH PLAN CHECK. LOCATION NOW IS VACANT LAND.

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? 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

### Proposed Building Characteristics

Size of any new structure(s) or building addition(s) in gross sq. ft. 21,191

Building height in feet (measured from ground to highest point): 31'-3" (TOP OF PARAPET)

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: 21,191 Sq.Ft. ≈ 41 %

Landscaped Area: ≈ 4,000 Sq.Ft. ≈ 8 %

Paved Surface Area: 25,402 Sq.Ft. ≈ 51 %

Total: 50,593 Sq.Ft. 100 %

Exterior building materials: CONCRETE

Exterior building colors: TBD

Roof materials: PLYWOOD, ROOFING FOAM, ELASTOMERIC ROOF COATING  
(OR SIMILAR)

Total number of off-street parking spaces provided: 23  
(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:

**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 X Citywide \_\_\_\_\_ Neighborhood \_\_\_\_\_Days and hours of operation: MON - SUN, 24 HRS.Total occupancy/capacity of building(s): N/ATotal number of fixed seats: N/A Total number of employees: N/AAnticipated number of employees per shift: N/A

Square footage of:

Office area 2016 Warehouse area 19,175

Sales area \_\_\_\_\_ Storage area \_\_\_\_\_

Loading area \_\_\_\_\_ Manufacturing area \_\_\_\_\_

Total number of visitors/customers on site at any one time: LESS THAN 100Other occupants (If Applicable) N/A

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

(Please explain): N/A

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): 105.95Projected number of truck deliveries/loadings per day: N/AApproximate hours of truck deliveries/loadings each day: N/AWhat are the nearest major streets? LINWOOD AVE, LANDER AVE.Distance from project? LESS THAN 1 MILEAmount of off-street parking provided: STREET PARKING AVAILABLE.

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

ABOUT 25K SQ FT. OF NEW PAVED SURFACES INCLUDING  
PARKING, WALKWAYS, RELOCATED FIRE TURNAROUND &  
LOADING DOCK. ALSO INCLUDES SCREENED YARD.

**WATER**Land 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.]

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Estimated gallons per day (using information above): 200 (OFFICE)Source of Water: CITY WATER**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)

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

200 (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



**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.]

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Type: NON-CHEMICAL Amount: 200 (OFFICE)**AIR QUALITY***Construction Schedule:*ActivityApproximate Dates

Demolition

TBA

Trenching

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Grading

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Paving

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Building Construction

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Architectural Coatings (includes painting)

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*Total Volume of all Building(s) to be Demolished* —*Max Daily Volume of Building(s) to be Demolished* —*Total Acreage to be Graded* 50 K 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: <https://www3.epa.gov/enviro/facts/rcrainfo/search.html>

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

California DTSC Envirostor: [www.envirostor.dtsc.ca.gov/public](http://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: \_\_\_\_\_

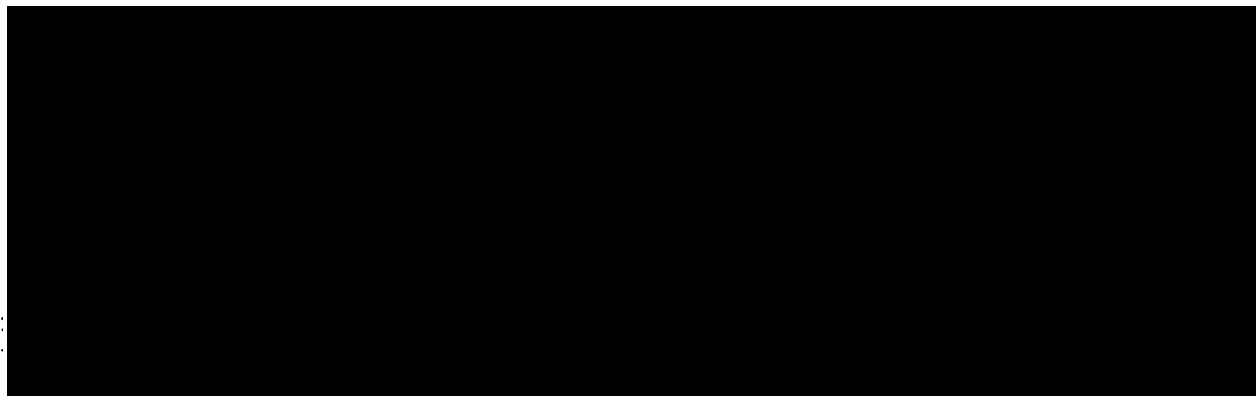
Regulatory ID Number: \_\_\_\_\_

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.

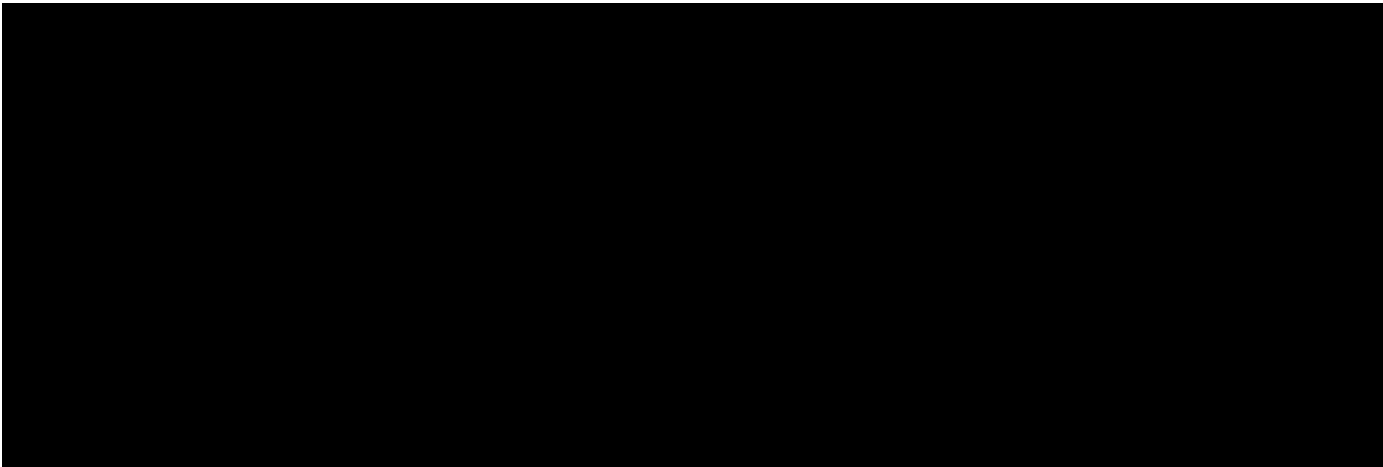


**PROPERTY OWNER/APPLICANT SIGNATURE:**

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 20;
2. the Acknowledgments/Authorizations/Waivers starting on page 22; and
3. the Indemnification on page 24; and
4. the Department of Fish and Game CEQA Review Filing Fees on page 26.

**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