



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

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UNIFORM APPLICATION FORM

(PLEASE PRINT OR TYPE)

Project Information

PROJECT ADDRESS: 537 Francil Ln, Turlock, CA 95380

ASSESSOR'S PARCEL NUMBER: 31 - RS - 33 AREA OF PROPERTY (ACRES OR SQUARE FEET): 42.62AC

EXISTING ZONING: INDUSTRIAL

GENERAL PLAN DESIGNATION: INDUSTRIAL

DESCRIBE THE PROJECT REQUEST:

Proposed 244,350SF cold storage warehouse with loading dock and office space.

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 WILLIAM A. LANGLEY PHONE NO. 360 757-5681 E-MAIL: WAL@FISHERCGI.COM

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:

**PROJECT INFORMATION CHECKLIST**

**PROJECT APPLICATION:** All of the following listed items must be included when you submit your application, unless indicated otherwise or if they are inapplicable to your application. Refer to the "Application Checklist" on the previous page and consult with Planning Division staff to determine which items apply. All applications require the filing of a Hazardous Waste Disclosure Form. **INCLUSION WITH ALL REQUIRED MATERIALS IS REQUIRED TO BEGIN PROCESSING YOUR APPLICATION.**

- ☒ 1. **[UNIFORM APPLICATION]** One (1) completed copy of the uniform application form.
  - ☐ 2. **[PUBLIC NOTICING SIGN]** A 4' x 6' sign posted on the subject property within ten (10) days of filing a permit application (see more detailed instructions beginning on page 31).
  - ☒ 3. **[FILING FEE]** Appropriate filing fees (make check payable to City of Turlock). See page 9 for a list of filing fees.
  - ☐ 4. **[TECHNICAL STUDIES]** Please attach any technical studies required to support the application. Additional technical studies may be requested by the City of Turlock or other responsible agencies. These requests will be determined after the initial project review period, but no later than 30 days from a determination that the application is complete.
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- ☒ 5. **[SITE PLANS]** Four (4) 18 x 24 inch (minimum size) site plans and one (1) 8½ x 11 inch reduction of the site plan. The site plan shall include all existing and proposed structures, improvements, landscape area, lot lines, public utility easements, clear vision triangle, setbacks, and above-ground utility equipment greater than 3' in height. The site plan shall be accurately scaled and show dimensions for all of the items listed above.
  - ☒ 6. **[ELEVATIONS]** Four (4) 18 x 24 inch (minimum size) elevation drawings and one (1) 8½ x 11 inch reduction of the elevation drawings. One (1) 11 x 17 inch (minimum size) four-sided color elevations.
  - ☒ 7. **[FLOOR PLANS]** Four (4) 18 x 24 inch (minimum size) floor plans and one (1) 8½ x 11 inch reduction of floor plans.
  - ☒ 8. **[SIGN PROGRAM/INFORMATION]** Four (4) 8 ½ x 11 (minimum size) signage details for proposed sign with size, dimension, content and materials and four (4) 8 ½ x 11 (minimum size) elevations including proposed height.
  - ☐ 9. **[LETTER OF AUTHORIZATION]** A letter signed by the property owner authorizing representation by a person or agency other than him/herself (this is required if the applicant is not the property owner).
  - ☐ 10. **[LEGAL DESCRIPTION]** Legal description of the entire project site in a metes & bounds format.
  - ☒ 11. **[PRELIMINARY TITLE REPORT]** Preliminary title report, chain of title guarantee or equivalent documentation which shows any and all easements affecting the project site.
  - ☐ 12. **[MAPS]** For Vesting Tentative Subdivision Maps, four (4) copies of a tentative subdivision or parcel map, 18 x 24 inch (minimum size) and one (1) 8½ x 11 inch reduction of the subdivision or parcel map. If street names are not submitted with tentative map application, additional fees for street name review will apply.
  - ☐ 13. **[LOT FIT PLAN]** One (1) 18 x 24 inch (minimum size) master lot fit plan for Planned Development residential subdivisions that shall include the following information: 1) lot lines; 2) public utility easements; 3) house footprints; 4) eave overhangs; 5) fence lines; 6) lot numbers; and 7) setbacks including specific measurements called-out on the plans and the ability to confirm measurements by providing an accurate scale.
  - ☐ 14. **[OTHER]** \_\_\_\_\_

## 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:** UNITED STATES COLD STORAGE OF CALIFORNIA INC, TURLOCK PHASE IV

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

Proposed 244,350SF cold storage warehouse with loading dock and office space.

\_\_\_\_\_

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**PROPERTY OWNER'S NAME:** UNITED STATES COLD STORAGE OF CALIFORNIA INC

**Mailing Address:** FERRY TERMINAL BUILDING , 2 AQUARIUM DRIVE STE 400, CAMDEN NJ 08103

**Telephone:** Business ( 856 ) 209-7491 Home (      ) \_\_\_\_\_

**E-Mail Address:** MADKINS@USCOLD.COM

**APPLICANT'S NAME:** WILLIAM A. LANGLEY

**Phone** ( 360 ) 757-5681

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**PROJECT SITE INFORMATION:**

**Property Address or Location:** 537 FRANSIL LN, TURLOCK, CA 95380

**Property Assessor's Parcel Number:** 089-010-004-000

**Property Dimensions:** N. Boundary 1256.18' S. Boundary 1278.28'  
W Boundary 1363.83' E. Boundary 1334.54'

**Property Area:** Square Footage 1,738,479.9 SF Acreage 39.91 AC

**Site Land Use:** Undeveloped/Vacant 0 Developed 39.91 AC

**If developed, give building(s) square footage** 425,665 sf

**LAND USE DESIGNATIONS:**

ZONING:	Current:	<u>INDUSTRIAL (I)</u>
	Proposed (If applicable):	<u>INDUSTRIAL (I)</u>
GENERAL PLAN	Current:	<u>INDUSTRIAL (I)</u>
	Proposed (If applicable)	<u>INDUSTRIAL (I)</u>

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

North URBAN RESERVE

South INDUSTRIAL

East BUISNESS PARK

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)

**PROPOSED BUILDING LOCATION ON SITE IS FLAT AND VOID OF MOST VEGETATION.**

**SITE WAS GRADED FOR PREVIOUS CONSTRUCTION PROJECTS. NO OBSERVED ANIMALS OR SCENIC ASPECTS**

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) COLD STORAGE WAREHOUSE

Proposed Use of Existing Structure(s) COLD STORAGE WAREHOUSE

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):

Existing Structures approximately 10 years old in good condition, constructed of steel frame, tilt-up concrete, masonry and insulated metal panels.

### Proposed Building Characteristics

Size of any new structure(s) or building addition(s) in gross sq. ft. PHASE 1: 244,350 SF  
PHASE 2: 212,500 SF

Building height in feet (measured from ground to highest point): 60'

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

LESS THAN 60'

Project site coverage:	Building Coverage:	<u>876,126</u>	Sq.Ft.	<u>50.5</u>	%
*See also drawing cover sheet for detail break out.	Landscaped Area:	<u>283,533</u>	Sq.Ft.	<u>16.5</u>	%
	Paved Surface Area:	<u>578,821</u>	Sq.Ft.	<u>33</u>	%
	Total:	<u>1,738,480</u>	Sq.Ft.	<u>100</u>	<u>100%</u>

Exterior building materials: MASONRY AND INSULATED METAL PANELS

Exterior building colors: EARTH TONES, SEE DRAWINGS FOR COLORS

Roof materials: WHITE SINGLE PLY ROOF MEMBRANE

Total number of off-street parking spaces provided: EXISTING: 95      PHASE 1: 48      PHASE 2: 27  
TOTAL: 170  
 (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: MATCH EXISTING WITH LED WALL PACKS

Parking: MATCH EXISTING WITH LED POLE LIGHTING

Estimated Construction Starting Date 10/15/18 Estimated Completion Date 9/1/19

If the proposal is a component of an overall larger project describe the phases and show them on the site plan:  
PROPOSED PHASE ONE AND PHASE TWO AS SHOWN ON DRAWINGS

**Residential Projects**  
 (As applicable to proposal)

Total Lots N/A 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) S-2 STORAGEExpected influence: Regional NONE Citywide NONE Neighborhood NONEDays and hours of operation: M-F 5am-10:30pm

Total occupancy/capacity of building(s): \_\_\_\_\_

Total number of fixed seats: N/A Total number of employees: \_\_\_\_\_Anticipated number of employees per shift: 1st shift qty 24; 2nd shift qty 12

Square footage of:

Office area 17,988 sf

Warehouse area \_\_\_\_\_

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

COLD

Storage area 196,516 sfLoading area 35,820 sf

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

Total number of visitors/customers on site at any one time: Very Little, Usually NoneOther 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:

NONE KNOWN

**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): 43 trips by employeesProjected number of truck deliveries/loadings per day: 70Approximate hours of truck deliveries/loadings each day: 52.5What are the nearest major streets? MAIN ST & FRANCIL LNDistance from project? 1000 FT

Amount of off-street parking provided: \_\_\_\_\_

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

ADDITIONAL CONCRETE AND ASPHALT 578,821SF TOTAL SEE DRAWINGS COVER SHEET FOR BREAK OUT



**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.]

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**Domestic Water Usage: 14,800 Gal/Day**

Estimated gallons per day (using information above): **Landscape Water Usage: 9,000 Gal/Day**

Source of Water: MUNICIPAL WATER SUPPLY

**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)

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

**14,800 Gal/Day**

Describe the type of sewage to be generated: Employee Facilities Usage Waste. Facility Cleaning.

Refrigeration condenser water usage.

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

NO

**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.]

**Cardboard / Pallets****general employee trash**

CARDBOARD / BROKEN PALLETS

Type: GENERAL PERSONELL/OFFICE TRASH Amount: **43 lbs/day****AIR QUALITY*****Construction Schedule:***

<u>Activity</u>	<u>Approximate Dates</u>
Demolition	<u>N/A</u>
Trenching	<u>10/31/18 - 1/15/19</u>
Grading	<u>10/31/18 - 1/15/19</u>
Paving	<u>8/15/19 - 9/1/19</u>
Building Construction	<u>4/1/19 - 9/1/19</u>
Architectural Coatings (includes painting)	<u>7/15/18 - 9/1/19</u>

***Total Volume of all Building(s) to be Demolished*** \_\_\_\_\_***Max Daily Volume of Building(s) to be Demolished*** \_\_\_\_\_***Total Acreage to be Graded*** 15 AC***Amount of Soil to Import/Export?*** BALANCED SITE