



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: 3800 ZUBLE RD
 ASSESSOR'S PARCEL NUMBER: 044-004-005 AREA OF PROPERTY (ACRES OR SQUARE FEET): 20 ACRES
 EXISTING ZONING: INDUSTRIAL
 GENERAL PLAN DESIGNATION: INDUSTRIAL
 DESCRIBE THE PROJECT REQUEST: 1 ACRE TO BE DEVELOPED FOR THIS
PROJECT - TO MFR. WOOD PALLETS

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 LUIS AVALOS PHONE NO. 678 0590 E-MAIL: LAVALOS@FASTENAL.COM
 ** Corporate partnerships must provide a list of principals. FAX NO. _____

Property Owner Info

Change Use Only

APPLICATION TYPE & NO.: MDP 2020-03 DATE RECEIVED: 2/12/2020
 CASH _____ OR CHECK _____ CHECKED BY: KB
 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: LUIS AVALOS GONZALEZ PALLETS

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

TO MAKE & REPAIR WOOD PALLETS

PROPERTY OWNER'S NAME: LUIS AVALOS

Mailing Address: 3800 MURLE RD

Telephone: Business (209) 678 0590 Home ()

E-Mail Address: LAVALOS@FASTENAL.COM

APPLICANT'S NAME: LUIS AVALOS

Phone ()

Address:

Telephone: Business () Home ()

E-Mail Address:

PROJECT SITE INFORMATION:

Property Address or Location: 3800 MURLE RD

Property Assessor's Parcel Number:

Property Dimensions: 1323.75' x 660.08'

Property Area: Square Footage Acreage 20 ACRES

Site Land Use: Undeveloped/Vacant Developed ORCHARD

If developed, give building(s) square footage 1500 SF RES. TO BE RE-DESIGNED

FORM OFFICE OF BREAK RM.

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 INDUSTRIALSouth ✓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)

MOSTLY ALMOND ORCHARD - SOME DOMESTIC ANIMALS
ONE RESIDENCEAre there any trees, bushes or shrubs on the project site? YES if yes, are any to be removed? NO

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) ONE GARAGE TO BE REMOVED

Proposed Use of Existing Structure(s) RESIDENCE TO BECOME OFFICE & EMPLOYEE
BREAK ROOM

Are any structures to be moved or demolished? YES 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):

RESIDENCE 10 TO 15 YEARS OLD

Proposed Building Characteristics

Size of any new structure(s) or building addition(s) in gross sq. ft. 40' x 100'

Building height in feet (measured from ground to highest point): 20' TO TOP OF COL.

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

Project site coverage: Building Coverage: 4000 SF COVERED ROOF ONLY
1500 OFF Sq.Ft. 12.5 %

Landscaped Area: 8600 Sq.Ft. 19.7 %
SIDEWALKS 860

Paved Surface Area: 28,600 Sq.Ft. 67.8 %

Total: 43,560 Sq.Ft. 100 00%

Exterior building materials: NO NEW EXT. MATERIALS

Exterior building colors: PRESENTLY WARM TONES

Roof materials: (N) STEEL

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: BLDG. IS 20' TO TOP OF COLG.

Parking: 7 OFF STREET INCLUDING 1 HANDICAP STALL

Estimated Construction Starting Date APRIL 2020 Estimated Completion Date APRIL MAY 15

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

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Commercial, Industrial, Manufacturing, or Other Project

(As applicable to proposal)

Type of use(s) BUILDING WOOD PALLETS

Expected influence: Regional _____ Citywide _____ Neighborhood _____

Days and hours of operation: 6 AM - 6 PMTotal occupancy/capacity of building(s): —Total number of fixed seats: — Total number of employees: 3 - 8Anticipated number of employees per shift: 3 - 5

Square footage of:

Office area 1500 SF Warehouse area —Sales area _____ Storage area —Loading area — Manufacturing area 4000 SFTotal number of visitors/customers on site at any one time: 1 to 2Other occupants (If Applicable) NONE

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

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): _____

Projected number of truck deliveries/loadings per day: _____

Approximate hours of truck deliveries/loadings each day: _____

What are the nearest major streets? _____

Distance from project? _____

Amount of off-street parking provided: _____

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

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.]

Estimated gallons per day (using information above): _____

Source of Water: _____

SEWAGELand 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)

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

Describe the type of sewage to be generated: _____

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

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.]

Type: _____ Amount: _____

AIR QUALITY*Construction Schedule:*ActivityApproximate Dates

Demolition

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* _____*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

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.

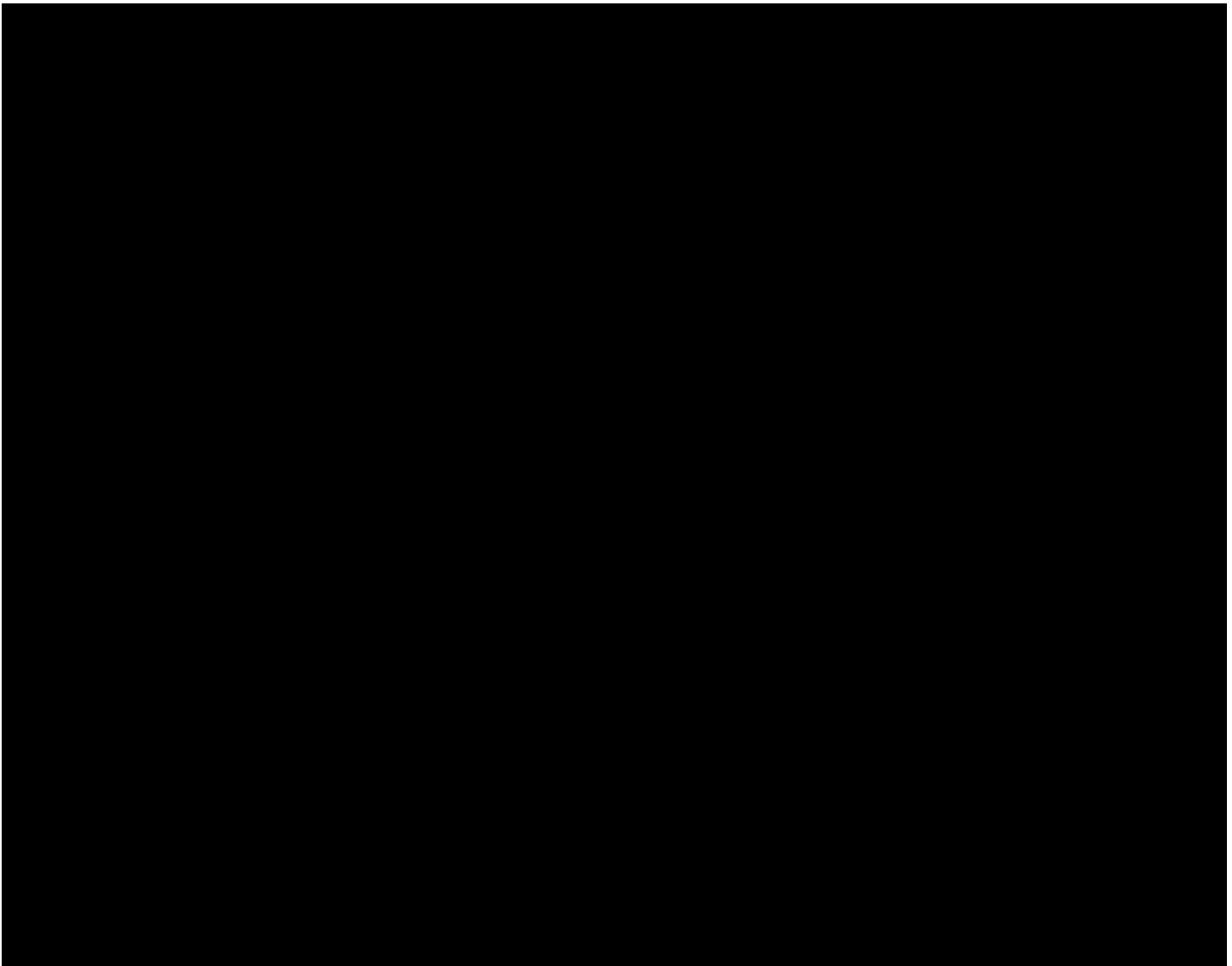
800 728 6942
9 AM 4 PM
CALIFORNIA DTSC, CA.GOV
REGULATORY
800-728-6942
#793#

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)



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PUBLIC NOTIFICATION REQUIREMENTS

Any project that requires a public hearing before the Planning Commission requires public noticing to adjacent neighbors. The Zoning Ordinance requires the following:

- Posting of a Notification Sign - *Applicant's responsibility*
- Notification of all Property Owners of Record located within 500 feet of the Proposed Project - *City's responsibility*

In addition to the notification of property owners within 500 feet of the proposed project, a sign must also be posted at the site. Attached is a copy of the On-Site Posting Requirement and Certification of Posting. It is the applicant's responsibility to post and remove this public notice sign.

If you have any questions regarding these requirements, please contact the Planning Division at (209) 668-5640.

~~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.~~

Executed this 7 day of June, 2008.