



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: 812 Fransil Lane Turlock, CA 95380

ASSESSOR'S PARCEL NUMBER: 089 - 001 - 011 AREA OF PROPERTY (ACRES OR SQUARE FEET): 9.6 Acres

EXISTING ZONING: Industrial Business Park

GENERAL PLAN DESIGNATION: Industrial

DESCRIBE THE PROJECT REQUEST: See attached "Project Description"

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 Lyn Bright PHONE NO. 209-614-4483 E-MAIL: \_\_\_\_\_

\*\* Corporate partnerships must provide a list of principals. FAX NO. \_\_\_\_\_

ADDRESS OF APPLICANT: 3625 Lockwood Road, Ceres, CA 95307

CONTACT PERSON (If different than applicant): Ron West 209.985-8895 ronwest.associates@gmail.com

Property Owner Info

Office Use Only

APPLICATION TYPE & NO.: MDP 2020-01

DATE RECEIVED: 1/3/2020

CHECKED BY: KQ

## 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:** Elum Industrial Campus

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

See attached "Project Description"

**PROPERTY OWNER'S NAME:** Lyn Bright

Mailing Address: 3625 Lockwood Road, Ceres, CA 95307

Telephone: Business (209) 614-4483 Home ( )

E-Mail Address: Contact: Ron West 209-985-889 email: ronwest.associates@gmail.com

**APPLICANT'S NAME:** Same as above

Phone ( )

Address: \_\_\_\_\_

Telephone: Business ( ) Home ( )

E-Mail Address: \_\_\_\_\_

**PROJECT SITE INFORMATION:**

Property Address or Location: 812 Fransil Lane Turlock, CA 95380

Property Assessor's Parcel Number: 089-001-011

Property Dimensions: 235' x 1286'

Property Area: Square Footage \_\_\_\_\_ Acreage Approximately 9.6 Acres

Site Land Use: Undeveloped/Vacant Developed Existing House

If developed, give building(s) square footage House: 1,600 S.F., Garage: 600 S.F., Barn: 336 S.F., Shed: 200 S.F.

**LAND USE DESIGNATIONS:**

ZONING:	Current:	<u>Industrial Business Park</u>
	Proposed (If applicable):	<u>Same as above</u>
GENERAL PLAN	Current:	<u>Industrial (Westside Industrial Specific Plan)</u>
	Proposed (If applicable)	<u>Same as above</u>

**DESCRIBE ADJACENT ZONING AND EXISTING LAND USE WITHIN 300 FEET OF PROJECT SITE:**

**ZONE - EXISTING LAND USE (i.e., residential, commercial, industrial)**

North Same size parcel with almonds, existing single family home

South TID Canal and Almond Orchard

East Open Land

West Fransil Lane, Almond Orchard

**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)

9.6 Acre flat site with an existing home, garage, barn, she and pool. Same parcel size as several adjacent parcels to  
the north.

Are there any trees, bushes or shrubs on the project site? Yes if yes, are any to be removed? at time of development  
 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:

Site will be re-graded with a new part width street meeting City Standards along the northerly property line and a  
proposed storm drainage basin for the entire project area.

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) Single Family Home, Pool, Barn and Shed

Proposed Use of Existing Structure(s) Single Family Residence or Rental until development occurs.

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: N/A

If yes, has a Notice of Nonrenewal been filed? N/A If yes, date filed: N/A

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. N/A

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

Existing home is approximately 15 years old, excellent condition, approximately 1,600 S.F., barn @ 12'x28', Shed @ 10'x12' oval carport @ 20'x28', dog run @ 12'x24', pool and patio

### **Proposed Building Characteristics**

Size of any new structure(s) or building addition(s) in gross sq. ft. 32,705 Square Feet

Building height in feet (measured from ground to highest point): 24'

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

24'

Project site coverage:	Building Coverage:	<u>32,705</u>	Sq.Ft.	<u>20.5</u>	%
	Landscaped Area:	<u>53,139</u>	Sq.Ft.	<u>33.2</u>	%
	Paved Surface Area:	<u>74,021</u>	Sq.Ft.	<u>46.3</u>	%
	Total:	<u>159,865</u>	Sq.Ft.	<u>100%</u>	

Exterior building materials: Plaster

Exterior building colors: See Architectural Rendering

Roof materials: T.B.D.

Total number of off-street parking spaces provided: 59 Required, 64 Proposed  
(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: T.B.D.

Parking: Typical Pole Lighting

Estimated Construction Starting Date T.B.D. Estimated Completion Date T.B.D.

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

Phase 1 of the Elum Industrial Business Park

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

Total Lots N/A Total Dwelling Units N/A Total Acreage N/A

Net Density/Acre N/A Gross Density/Acre N/A

Will the project include affordable or senior housing provisions? N/A 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) 4 Parcels for Industrial Use and 1 remainder for Storm Drainage BasinExpected influence: Regional X Citywide \_\_\_\_\_ Neighborhood \_\_\_\_\_Days and hours of operation: Week Days and possibly weekend as needed

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

Total number of fixed seats: N/A Total number of employees: 8-12Anticipated number of employees per shift: 8-12

Square footage of:

Office area 8,745 S.F.

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

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

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

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

Manufacturing area 23,960 S.F.Total number of visitors/customers on site at any one time: 2-4 @ irregular intervals during the weekOther 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:

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): Office: 108 Trips/Day Warehouse: 175 Trips/Day

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Projected number of truck deliveries/loadings per day: UPS: 3-4 / Day, Trucks: 3-4 / Week

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Approximate hours of truck deliveries/loadings each day: 7am - 6pm

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What are the nearest major streets? Fransil Lane & West Main

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Distance from project? Fransil Lane along the westerly frontage of the property and West Main approx. 1/2 Mile North

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Amount of off-street parking provided: 64

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

New part width street (Technology Lane):

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Project Site:

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**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.]

Proposed Building: Minimal (Restroom and Irrigation Only)

Estimated gallons per day (using information above): Office: approximately 875 Gallons Per DaySource of Water: City of Turlock and TID Irrigation Water for Landscaping**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)

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

Office and Warehouse restrooms: approximately 1,125 gallons per dayDescribe the type of sewage to be generated: Typical Office Use

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

No



**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.]

Paper and Office Waste - Typical

Warehouse - Metal Waste and Wood Crates

Type: \_\_\_\_\_ Amount: \_\_\_\_\_

**AIR QUALITY*****Construction Schedule:*****Activity****Approximate Dates**

Demolition

T.B.D.

Trenching

T.B.D.

Grading

T.B.D.

Paving

T.B.D.

Building Construction

T.B.D.

Architectural Coatings (includes painting)

T.B.D.

***Total Volume of all Building(s) to be Demolished*** 0***Max Daily Volume of Building(s) to be Demolished*** 0***Total Acreage to be Graded*** 9.6 Acres***Amount of Soil to Import/Export?*** Basin Excavation

**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: \_\_\_\_\_

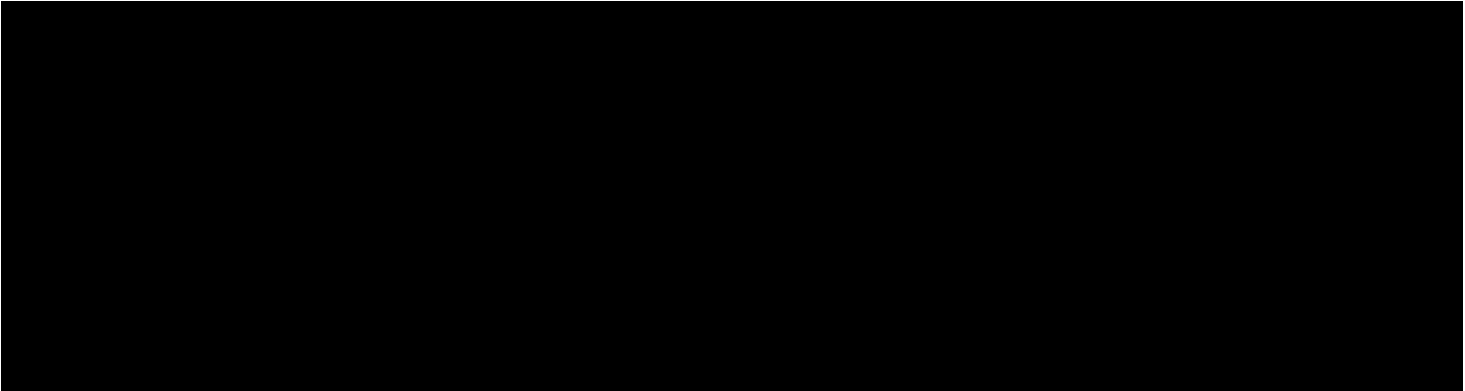
Regulatory ID Number: \_\_\_\_\_

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

OR

  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.

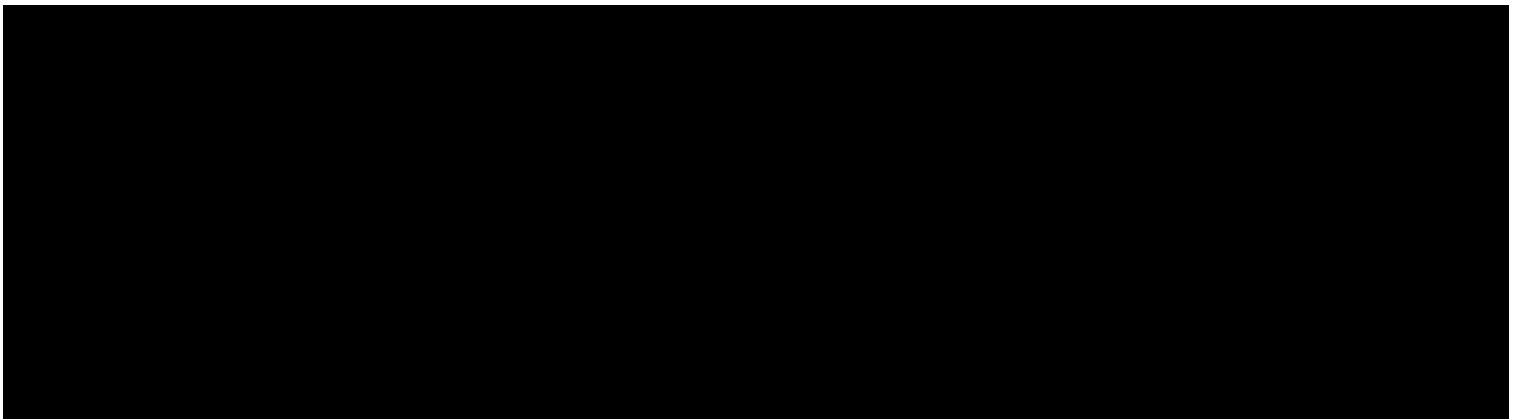


**PROPERTY OWNER/APPLICANT SIGNATURE:**

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)



**Applicant(s):** (If different than above)

Same as above  
\_\_\_\_\_  
Signature of Applicant/Agent

\_\_\_\_\_  
Date

Same as above  
\_\_\_\_\_  
Print Name and Title of Applicant/Agent

\_\_\_\_\_  
Phone Number

**TO: City of Turlock Development Services Department****APPLICANT:** Lyn Bright**PROJECT NAME:** Elum Industrial Campus

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, Lyn Bright 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: 812 Fransil Lane 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



# **ON-SITE POSTING INSTRUCTIONS**

This posting requirement applies to any project that requires a public hearing before the Planning Commission. In compliance with the Public Noticing requirements of the Turlock Municipal Code, you will need to post the following sign on the project site. The sign must be placed on the project site in an outside location visible and legible to the public. The sign must be constructed of durable outdoor material (such as corrugated plastic) to be a minimum of 4' by 6', and may not exceed 6 feet in height. The sign should be mounted on two (2) posts, visible from the street (maximum of 10 feet from the back of curb or 5 feet from the sidewalk, and located out of the clear vision triangle, depending on site conditions), and located on each street frontage carrying pedestrian and/or vehicular traffic. If this location cannot be accommodated, please contact the Turlock Planning Division for further direction at (209) 668-5640. The sign must remain posted and maintained and be free of damage until final project decision. The sign must be removed by the applicant or property owner within 10 days of the project decision.

An illustration of the sign contents is provided below. The text and illustration must occupy the entire area of the 4' x 6' sign. The illustration shall be a minimum of 2' x 2' in size and shall be clearly visible from the adjacent sidewalk or curb. The font for the title ("NOTICE OF PLANNING PERMIT APPLICATION") shall be a minimum of 3.75" in height and shall be formatted on two lines, as illustrated below. The remaining text shall be a minimum of 2.25" in height. All fonts shall be Arial and bolded where shown below:

## **NOTICE OF PLANNING PERMIT APPLICATION**

**NOTICE IS HEREBY GIVEN** that an application for a development permit for this property has been filed with the **CITY OF TURLOCK.**

Application No.: \_\_\_\_\_

Property Location: 812 Fransil Lane Turlock, CA 95380

APN: 089-001-011

Description of Project: 4 Industrial Parcels and 1 Storm Drainage

Basin

ILLUSTRATION OF THE  
PROJECT  
(2'x 2')

You are invited to express your opinion at a **Planning Commission** meeting tentatively scheduled:

**6:00 p.m. on** (Tentative Date of Planning Commission Public Hearing)

You may obtain a copy of the above subject application from the Turlock Planning Division of the City of Turlock located at 156 S. Broadway or calling (209) 668-5640.

A **Certification of Posting** is included with this application and must be signed and returned to our office, stating compliance with this policy, within 10-days from the date your application was received by the Planning Division the City of Turlock. **Please attach a photograph of the sign to the Certification.**