



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

UNIFORM APPLICATION FORM

(PLEASE PRINT OR TYPE)

Project Information

PROJECT ADDRESS: 700 N WALNUT RD  
ASSESSOR'S PARCEL NUMBER: 089 -014 -007 AREA OF PROPERTY (ACRES OR SQUARE FEET): 2 AC  
EXISTING ZONING: A RE RL RM RH CO CC CH CT ☒ (I) ☒ (BP) PD \_\_\_\_\_ Downtown \_\_\_\_\_  
GENERAL PLAN DESIGNATION: A VLDR LDR MDR HDR O Comm Comm Heavy Comm ☒ (I)  
DESCRIBE THE PROJECT REQUEST: **INSTALLATION OF 10-FT HIGH, 12 VOLT BATTERY OPERATED,  
SECURITY FENCE INSTALLED INSIDE THE EXISTING PERIMETER FENCE.**

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 **ELECTRIC GUARD DOG LLC** PHONE NO. **803-404-6189** E-MAIL:

Property Owner Info

Office Use Only

APPLICATION TYPE & NO. VAR 18-01

DATE RECEIVED: 9/4/18

C

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:** 700 N WALNUT RD - SECURITY FENCE

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

**THE INSTALLATION OF A 10-FOOT HIGH, 12-VOLT DC BATTERY, SOLAR POWERED ELECTRIFIED FENCE (PULSED), INSIDE THE EXISTING PERIMETER. THIS PROJECT IS IN COMPLIANCE WITH SECTION 9-2-126/ELECTRIFIED FENCES OF THE TURLOCK CODE.**

**PROPERTY OWNER'S NAME:** HOLT OF CALIFORNIA

Mailing Address: PO BOX 100001 SACRAMENTO CA 95813

Telephone: Business (209) 664-3875 Home ( )

E-Mail Address:

**APPLICANT'S NAME:** ELECTRIC GUARD DOG LLC (KEITH KANEKO OR CAROL BAUSINGER)

Phone ( ) 803 404-6189

Address: 550 ASSEMBLY ST 5TH FL COLUMBIA SC 29201

Telephone: Business 803 404-6189 Home ( )

E-Mail Address: CBAUSINGER@ELECTRICGUARDDOG.COM

### PROJECT SITE INFORMATION:

Property Address or Location: 700 N WALNUT RD TURLOCK 95380

Property Assessor's Parcel Number: 089-014-007 Property

Dimensions:

Property Area: Square Footage  Acreage 2.00

Site Land Use: Undeveloped/Vacant  Developed INDUSTRIAL/IBP

If developed, give building(s) square footage NA - THIS IS A FENCE INSTALLATION

**LAND USE DESIGNATIONS:**

|              |                           |                    |
|--------------|---------------------------|--------------------|
| ZONING:      | Current:                  | <u>INDUSTRIAL</u>  |
|              | Proposed (If applicable): | <u>N/A</u>         |
| GENERAL PLAN | Current:                  | <u>TMC 9-3-400</u> |
|              | Proposed (If applicable)  | <u>N/A</u>         |

**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 INDUSTRIAL

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)

**THE PROJECT SITE IS AN INDUSTRIAL/AGRICULTURAL RENTAL, SALES & SERVICE BUSINESS. THERE WILL BE NO CHANGE TO THE BUSINESS FOR THE INSTALLATION OF A FENCE & MINIMAL GROUND DISTURBANCE.**

Are there any trees, bushes or shrubs on the project site? \_\_\_\_\_ 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) **NO CHANGE - FENCE INSTALLATION**

Proposed Use of Existing Structure(s) **NO CHANGE - FENCE INSTALLATION**

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):

**NOT APPLICABLE - FENCE INSTALLATION AND THERE WILL BE NO CHANGE TO THE EXISTING STRUCTURES.**

### Proposed Building Characteristics

**NOT APPLICABLE-FENCE INSTALLATION**

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

Building height in feet (measured from ground to highest point): \_\_\_\_\_

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: _____ Sq.Ft. _____ %  |
|                        | Landscaped Area: _____ Sq.Ft. _____ %    |
|                        | Paved Surface Area: _____ Sq.Ft. _____ % |
|                        | Total: _____ Sq.Ft. _____ 100%           |

Exterior building materials: \_\_\_\_\_

Exterior building colors: \_\_\_\_\_

Roof materials: \_\_\_\_\_

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: \_\_\_\_\_

Parking: \_\_\_\_\_

Estimated Construction Starting Date 8/1/15 Estimated Completion Date 8/30/15

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<br>(Duplex) | Multi-Family<br>(Apartments) | Multi-Family<br>(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) \_\_\_\_\_

Expected influence: Regional \_\_\_\_\_ Citywide \_\_\_\_\_ Neighborhood \_\_\_\_\_

Days and hours of operation: \_\_\_\_\_

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

Total number of fixed seats: \_\_\_\_\_ Total number of employees: \_\_\_\_\_

Anticipated number of employees per shift: \_\_\_\_\_

Square footage of:

Office area \_\_\_\_\_

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

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

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

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

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

Total number of visitors/customers on site at any one time: **20**

Other occupants (If Applicable) \_\_\_\_\_

Will the proposed use involve any toxic or hazardous materials or waste? **NO**

(Please explain): \_\_\_\_\_

\_\_\_\_\_

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

**NOT APPLICABLE**

\_\_\_\_\_

\_\_\_\_\_

## PROJECT IMPACTS

(Please compute each specific impact issue per the following criteria)

**NOT APPLICABLE - FENCE INSTALLATION**

### 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? \_\_\_\_\_ **GOLDEN STATE HWY** \_\_\_\_\_

Distance from project? \_\_\_\_\_

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

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

**NOT APPLICABLE**

**WATER NOT APPLICABLE - FENCE INSTALLATION**

| <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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Estimated gallons per day (using information above): \_\_\_\_\_

Source of Water: \_\_\_\_\_

**SEWAGE NOT APPLICABLE - FENCE INSTALLATION**

| <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.]<br>(General projection = 2,500 gallons/day/acre) |

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

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Describe the type of sewage to be generated: \_\_\_\_\_

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

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**SOLID WASTE** **NOT APPLICABLE - FENCE INSTALLATION**

| <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.] |

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

**AIR QUALITY** **NOT APPLICABLE - FENCE INSTALLATION*****Construction Schedule:***

| <u>Activity</u>                            | <u>Approximate Dates</u> |
|--|--------------------------|
| 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*** **N/A** \_\_\_\_\_

***Amount of Soil to Import/Export?*** **N/A** \_\_\_\_\_

**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](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.

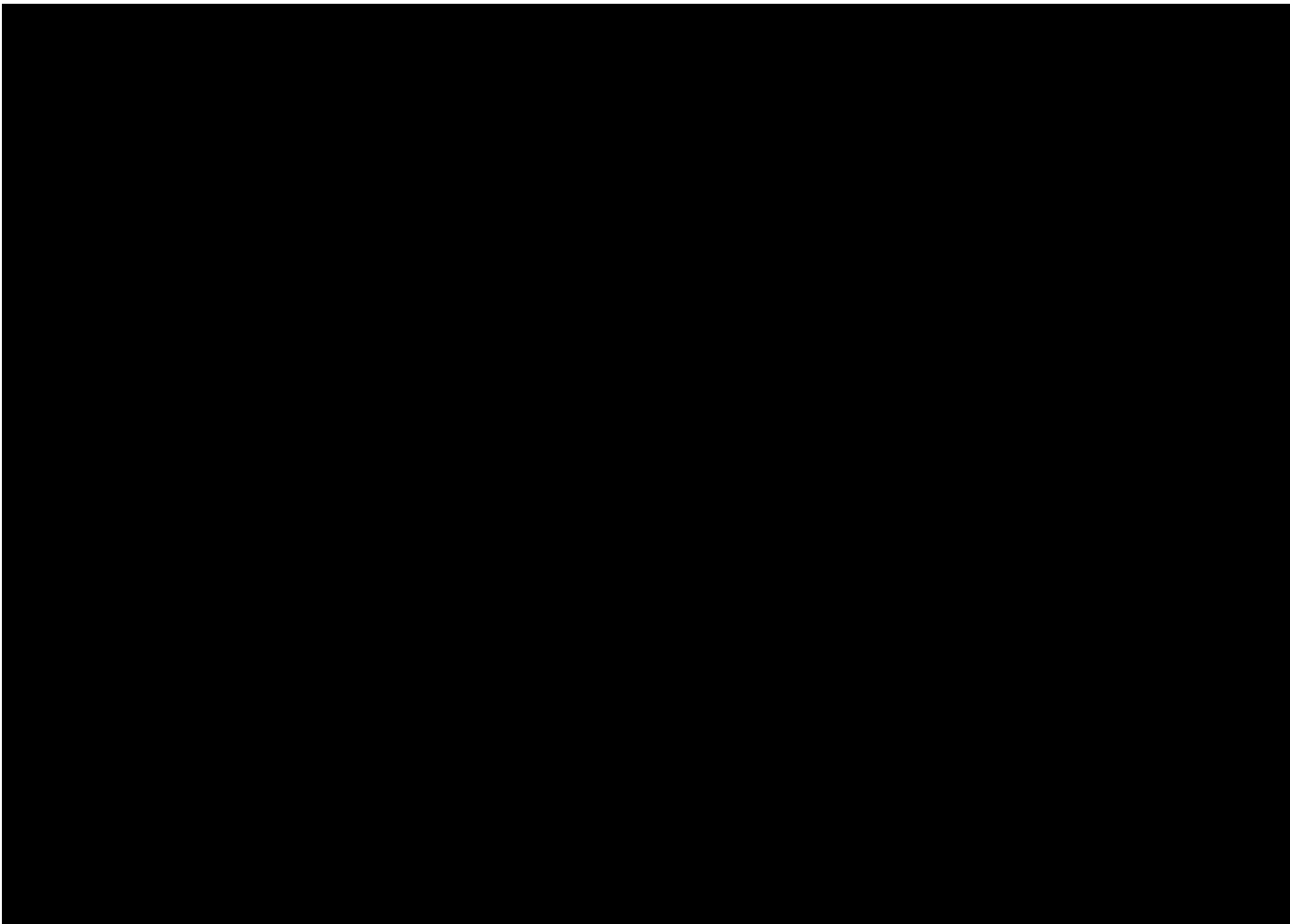


**PROPERTY OWNER/APPLICANT SIGNATURE:**

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)



**TO: City of Turlock Development Services Department****APPLICANT:** ELECTRIC GUARD DOG LLC**PROJECT NAME:** HOLT OF CA SECURITY FENCING

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, KEITH KANEKO 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: 700 N WALNUT RD 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 18.

\_\_\_\_\_  
 APPLICANT'S SIGNATURE

\_\_\_\_\_  
 APPLICANT'S PRINTED NAME

*Attachment: Photo of project sign*

# **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 the street frontage carrying the greatest amount of 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: \_\_\_\_\_

APN: \_\_\_\_\_

Description of Project: \_\_\_\_\_

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.**