



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: Lander Ave/Hwy 99. Multiple Addresses

ASSESSOR'S PARCEL NUMBER: 044-064 021-026 AREA OF PROPERTY (ACRES OR SQUARE FEET): 6.01 AC

EXISTING ZONING: P.O. 190 PD 190

GENERAL PLAN DESIGNATION: CC

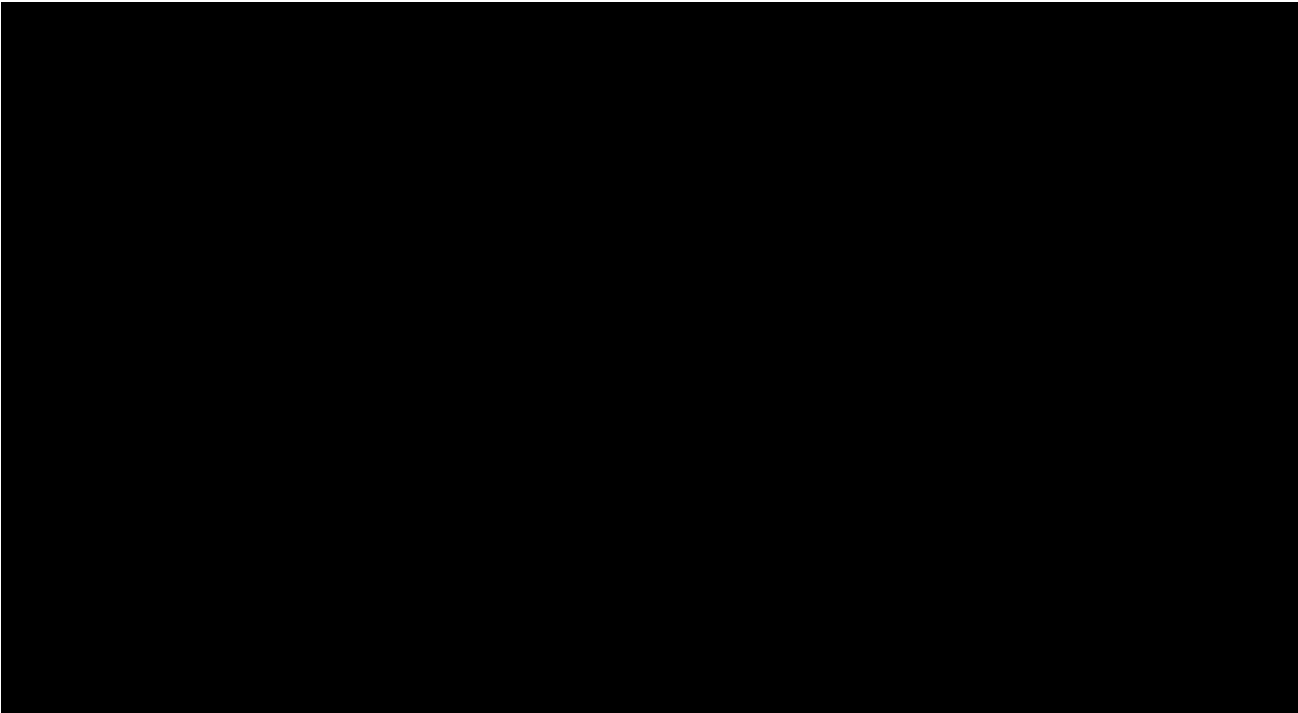
DESCRIBE THE PROJECT REQUEST: Amend CUP to Relocate freeway oriented free Standing Sign to South East Corner of property

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 A-Plus Signs, Inc. PHONE NO (559) 275-1721 E-MAIL info@aplus-signs.com

Property Owner Info



Office Use Only

APPLICATION TYPE & NO.: Amendment CUP 15-03 DATE RECEIVED: 2-4-19

CASH _____ OR CHECK NO. _____ / \$ _____ CHECKED BY: AW

PC HEARING DATE: 4-4-19 CC HEARING DATE: N/A

PLANNER'S NOTES: _____

signed

APPLICATION QUESTIONNAIRE

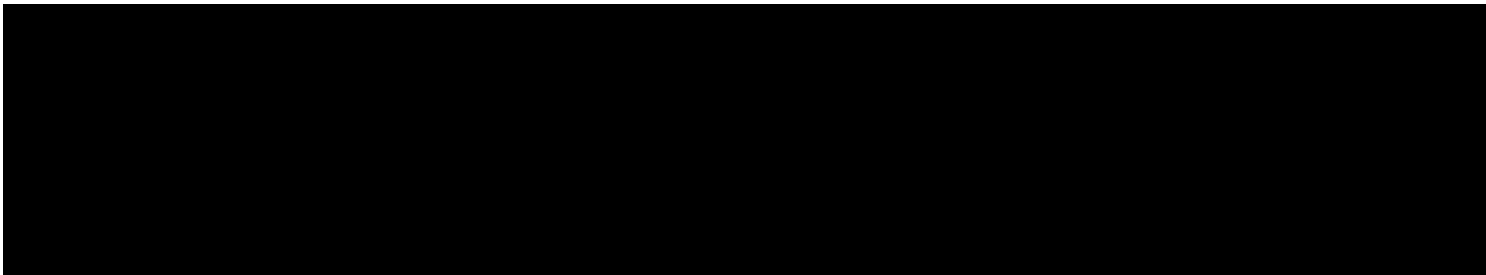
This document will assist the Planning Department in evaluating the proposed project and its potential environmental impacts. Complete and accurate information will facilitate the review of your project and minimize future requests for information. Please contact the Planning Division, 156 S. Broadway, Suite 120, Turlock, CA 95380 (209) 668-5640 if there are any questions about how to fill out this form.

PROJECT NAME: Lander Crossing

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

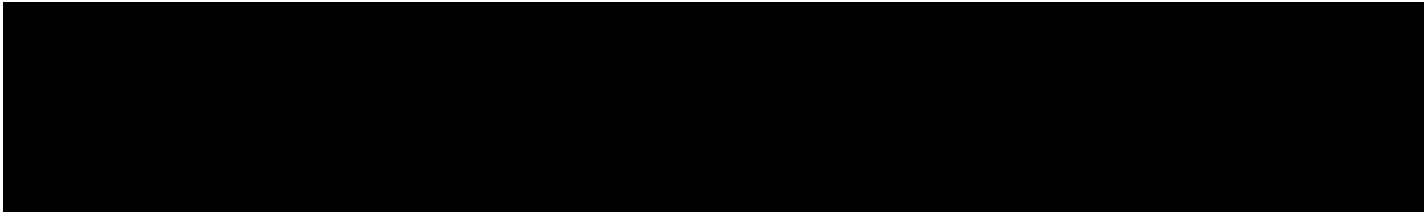
Amend existing CUP 2015-03. Move existing free standing freeway oriented sign to new location on south corner of property to accommodate new hotel construction.

PROPERTY OWNER'S NAME:



APPLICANT'S NAME: A-Plus Signs, Inc. / Jeff Ashlock

Phone (559) 275-0700



PROJECT SITE INFORMATION:

Property Address or Location: Lander Ave @ Hwy 99. (Multiple addresses)

Property Assessor's Parcel Number: 044-064-021 through -026

Property Dimensions: _____

Property Area: Square Footage _____ Acreage ± 6.01 Acres

Site Land Use: Undeveloped/Vacant _____ Developed X

If developed, give building(s) square footage

LAND USE DESIGNATIONS:

ZONING: Current: Planned Development 190 (PD190)

Proposed (If applicable): _____

GENERAL PLAN Current: Community Commercial (CC)

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 Elementary School / Commercial Shopping Center

South Hwy. 99 ROW.

East Commercial, Restaurant, Gas Station

West Hwy. 99 ROW.

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)

None Applicable. No change from existing C.U.P.

Are 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) _____

Proposed Use of Existing Structure(s) _____

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):

Proposed Building Characteristics

Size of any new structure(s) or building addition(s) in gross sq. ft. N/A

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: _____

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: _____

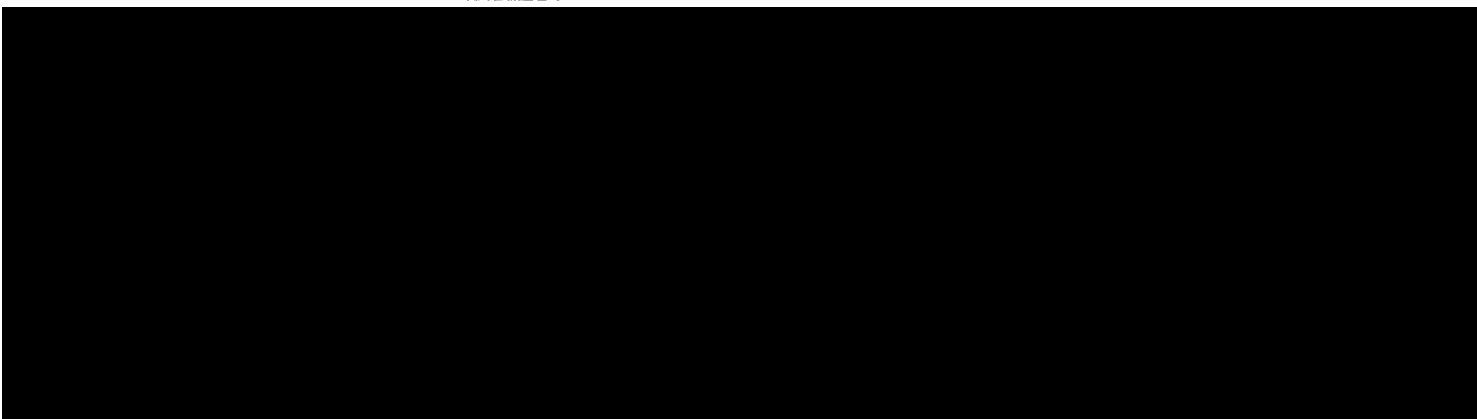
Regulatory ID Number: _____

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.

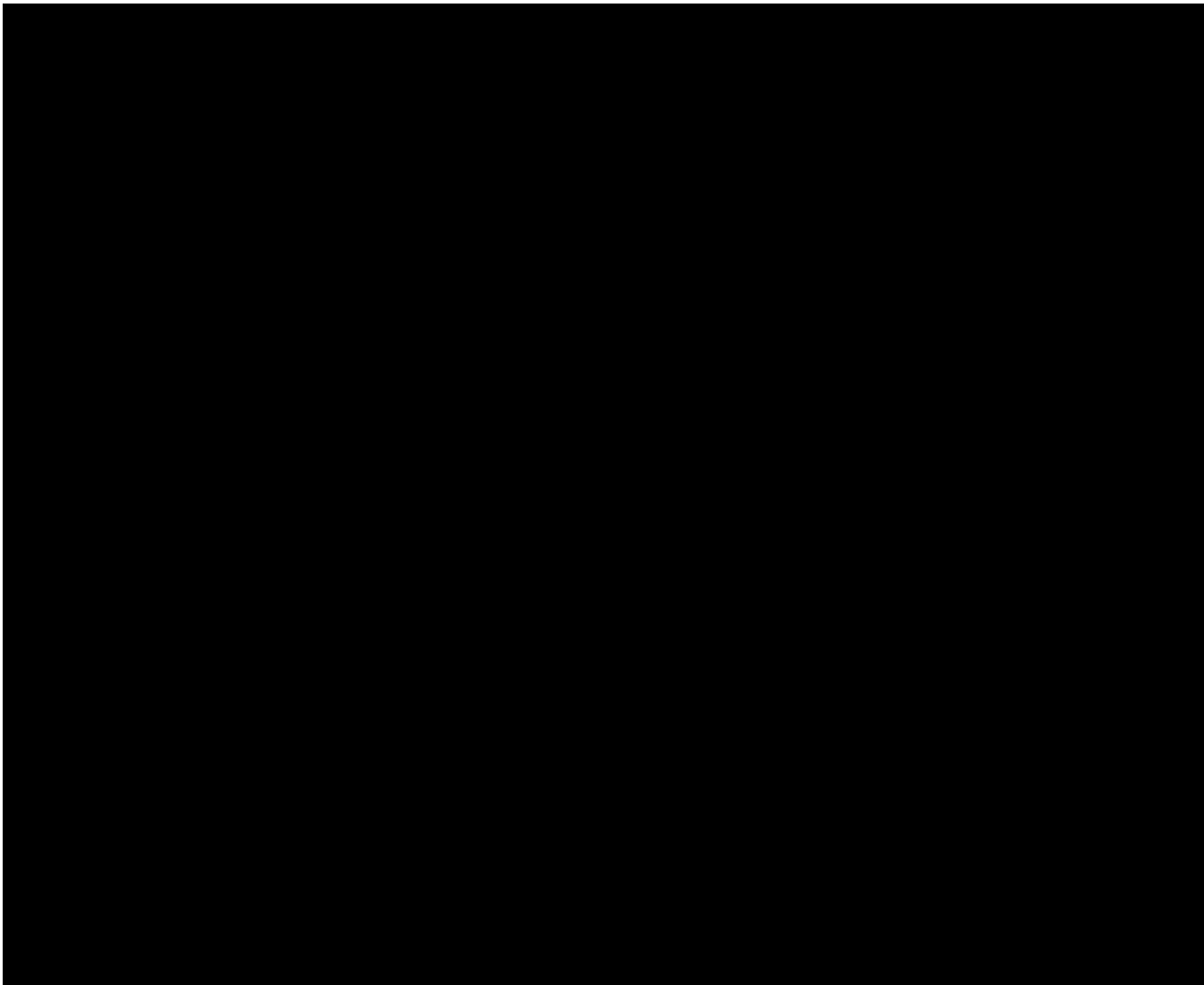


PROPERTY OWNER/APPLICANT SIGNATURE:

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: A-Plus Signs, Inc.

PROJECT NAME: Lander Crossing

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, Jeff Ashlock 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: Lander Crossing 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_____

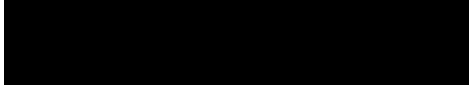




A-PLUS SIGNS

January 9, 2019

Letter of Authorization

 owner of the Lander Crossing development, authorize A-Plus Signs, Inc. to be my representative/agent to the City of Turlock in regards to the Lander Crossing CUP amendment.

