



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: 2700 WEST MAIN TURLOCK

ASSESSOR'S PARCEL NUMBER: 044-005 015 AREA OF PROPERTY (ACRES OR SQUARE FEET): 2 1/2 Acre

EXISTING ZONING: INDUSTRIAL

GENERAL PLAN DESIGNATION: _____

DESCRIBE THE PROJECT REQUEST: EXPAND POROUS PARKING AREA FOR TRAILERS & TRUCKS

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 NORTHERN REFRIGERATED TRANSPORTATION, INC PHONE NO. 6643800 * 202 E-MAIL: DANWATSON@NORTHERNREFRIGERATED.COM

** Corporate partnerships must provide a list of principals. FAX NO. 6643820

ADDRESS OF APPLICANT: 2700 WEST MAIN TURLOCK CA 95380

Property Owner Info

PROPERTY OWNER: 2700 WEST MAIN, INC PHONE NO. 6643800 * 202 E-MAIL: DANWATSON@NORTHERNREFRIGERATED.COM

ADDRESS OF PROPERTY OWNER: 2700 WEST MAIN TURLOCK CA 95380

Office Use Only

APPLICATION TYPE & NO.: MDP 19-05 DATE RECEIVED: 7/5/19

[REDACTED] CHECKED BY: AW

PC HEARING DATE: _____ CC HEARING DATE: _____

PLANNER'S NOTES: _____

Katie



City of Turlock Engineering Division

156 S. Broadway, Suite 150 Turlock, CA 95380 (209) 668-5520 Fax (209) 668-5563

Permit #: []

APPLICATION FOR GRADING PERMIT

Please provide all information for items 1 through 4. Incomplete applications will be returned.

- 1. Location of Work: 2700 WEST MAIN TURLOCK CA 95380 Assessors Parcel #: 044-005-015-00
2. Owner: 2700 WEST MAIN INC Address: 2700 WEST MAIN TURLOCK CA 95380
3. Phone: 209-664-3800 Email: DANWATSON@NORTHERNREFRIGERATED.COM
4. Contractor: KEN FOSTER Address: 1709 PIKAKE CT CELES CA 95307
5. Phone: 209-538-4022 Email: N/A
6. State License Number: City Business License No.:
7. Estimated Start Date: 5/15 Estimated Completion Date: 6/30

8. Description of Work: LEVEL 2 1/2 ACRES & PLACE ASPHALT SHAVINGS AMOUNT OF MATERIAL TO BE MOVED FOR TRAILER PARKING

Table with 2 columns: Description (AMOUNT OF CUT, FILL, IMPORT, EXPORT, TOTAL AMOUNT MOVED) and Amount (CY). All amounts are blank.

SITE CONFIGURATION

Table with 2 columns: Description (ON SITE IMPROVEMENTS, ON-SITE IMPROVEMENTS, NUMBER OF ACRES?, IMPERVIOUS AREA, LANDSCAPE AREA) and YES/NO. Values: NONE, 2 1/2, NONE, N/A.

Cost Estimate: \$140,000 - \$

PLEASE REVIEW THE FOLLOWING ITEMS THAT MUST BE ON FILE WITH THE CITY PRIOR TO ISSUANCE OF A PERMIT

- 9. Five (5) sets of the grading, drainage, erosion control, landscaping and irrigation plans (includes on-site and off-site improvements). (NONE)
10. The W.D.I.D. number which is provided by the state must be submitted prior to grading permit issuance. Board. The W.D.I.D. number which is provided by the state must be submitted prior to grading permit issuance [CURRENT 55501026196]
** Permit will not be issued until the City of Turlock has reviewed and signed the improvement plans, security is posted and all fees have been paid.

The applicant (or owner's representative) acknowledges that he/she has read the contents of this application; will familiarize themselves with the applicable City of Turlock standards, specifications and ordinances, and will abide by the same. It is understood that nonconformance's with these documents may result in rejection and removal of work; and the costs associated with the same will be the responsibility of the Applicant. The Applicant is assuming all responsibilities of constructing the improvements in compliance with applicable city ordinances, specifications and drawings.

Signature of Applicant (or authorized agent)

Date 5/13/19

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: ADD TRAILER PARKING

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

ADD PARKING FOR TRAILER TO
EXISTING AREA, GRADE LEVEL AND
ADD POROUS MATERIAL,

PROPERTY OWNER'S NAME: 2700 WEST MAIN, INC,

Mailing Address: 2700 WEST MAIN

Telephone: Business (209) 664 3800 x2002 Home ()

E-Mail Address: DANWATSON@NORTHERNREFRIGERATED.COM

APPLICANT'S NAME: NORTHERN REFRIGERATED TRANSPORTATION, INC.

Phone (209) 664 3800 x2002

Address: 2700 WEST MAIN

Telephone: Business 209 664 3800 x2002 Home ()

E-Mail Address: DANWATSON@NORTHERNREFRIGERATED.COM

PROJECT SITE INFORMATION:

Property Address or Location: 2700 WEST MAIN TURLOCK

Property Assessor's Parcel Number: 044-005-015

Property Dimensions: 420 x 120 SQ FT

Property Area: Square Footage 50,400 Acreage 1.15

Site Land Use: Undeveloped/Vacant VACANT Developed PARKING

If developed, give building(s) square footage NA

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 EMPTY LOT NO DEVELOPEMENT

South _____

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)

SAND SOIL GRADED FLAT. STABLE SOIL
GRADE TO LEVEL

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?

_____ If yes, please explain:

NO.

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) N/A

Proposed Use of Existing Structure(s) N/A

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):

N/A

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: _____

Roof materials: MA

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 _____ Estimated Completion Date _____

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

Commercial, Industrial, Manufacturing, or Other Project

(As applicable to proposal)

Type of use(s) PARKING

Expected influence: Regional _____ Citywide _____ Neighborhood _____

Days and hours of operation: 24/7

Total occupancy/capacity of building(s): N/A

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: _____

Other occupants (If Applicable) _____

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

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.]

N/A

Estimated gallons per day (using information above):

Source of Water:

N/A

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)

N/A

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

N/A

Describe the type of sewage to be generated:

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

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.]

 _____ *NA* _____

 Type: _____ Amount: *↓* _____

AIR QUALITY

Construction Schedule:

<u>Activity</u>	<u>Approximate Dates</u>
Demolition	<i>NA</i>
Trenching	_____
Grading	<i>July 2019</i>
Paving	_____
Building Construction	_____
Architectural Coatings (includes painting)	_____

Total Volume of all Building(s) to be Demolished *NA*
Max Daily Volume of Building(s) to be Demolished *↓*

Total Acreage to be Graded *1.15*

Amount of Soil to Import/Export? _____

To whom it may concern,

We are leveling a small hill and flatten about 2 ½ acres on our site. Will place porous material on top of flattened ground. This will be used for parking trailers in similar manner to adjacent area. No formal plans have been developed for this project.

Storm water will flow to basin as it has since our initial development of the property, we are not modifying flows or increasing with this project.

Any questions, please contact Daniel Watson 209-664-3800 x 2002 or danwatson@northernrefrigerated.com

NORTHERN
Refrigerated

TRANSPORTATION, INC.

DANIEL N. WATSON, CPA
Chief Financial Officer

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(209) 664-3800 ext. 2002 • (800) 692-5874 ext. 2002 • Fax: (209) 664-3820
Email: danwatson@northernrefrigerated.com

"Service is the Difference"