



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 Street, Turlock, ca
ASSESSOR'S PARCEL NUMBER: 044 - 005 - 015 AREA OF PROPERTY (ACRES OR SQUARE FEET): 2.5 A
EXISTING ZONING: Industrial
GENERAL PLAN DESIGNATION: Industrial
DESCRIBE THE PROJECT REQUEST: 12,138 SF Freezer Building Addition and related site improvements


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. 664-3800 x200 E-MAIL: danwatson@northernrefrigerated.com
** Corporate partnerships must provide a list of principals. FAX NO. 664-3820
ADDRESS OF APPLICANT: 2700 West Main Street, Turlock, CA 95380

Property Owner Info



Office Use Only

APPLICATION TYPE & NO.: MDP 19- 14 DATE RECEIVED: 10/21/19
 CHECKED BY: KQ
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: Cold Storage Building Addition

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

New 12,138 SF cold storage/ freezer building addition adjacent to existing warehouse/ storage/ truck dock building

PROPERTY OWNER'S NAME: 2700 West Main, Inc.

Mailing Address: 2700 West Main Street

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

E-Mail Address: danwatson@northernrefrigeration.com

APPLICANT'S NAME: Northern Refrigerated Transportation, Inc.

Phone (209) 664-3800 x2002

Address: 2700 West Main Street

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

E-Mail Address: danwatson@northerrefrigerated.com

PROJECT SITE INFORMATION:

Property Address or Location: 2700 West Main Street, Turlock, CA

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

Property Dimensions: 628.68' x 1,249.27

Property Area: Square Footage 785,391 SF Acreage 18.0 Acres

Site Land Use: Undeveloped/Vacant 4.7 Acres Developed 13.3 Acres

If developed, give building(s) square footage 58,871 SF with addition

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) Cold Storage

Proposed Use of Existing Structure(s) Cold Storage

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):

See drawing presentation package

Proposed Building Characteristics

Size of any new structure(s) or building addition(s) in gross sq. ft. 12,138 SF

Building height in feet (measured from ground to highest point): 60 Feet

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

None

Project site coverage:	Building Coverage:	<u>58,871</u>	Sq.Ft.	<u>7.5</u>	%
	Landscaped Area:	<u>00,000</u>	Sq.Ft.	<u>XX</u>	%
	Paved Surface Area:	<u>00,000</u>	Sq.Ft.	<u>XX</u>	%
	Total:	<u>XX</u>	Sq.Ft.	<u>XX</u>	<u>100%</u>

Exterior building materials: Insulated Metal Building Panels

Exterior building colors: White

Roof materials: Insulated Metal Building Panels

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: Wall mounted down lighting at approximately 20' to reduce glare

Parking: No Changes

Estimated Construction Starting Date 1/1/2019 Estimated Completion Date 7/1/2019

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) Industrial - Refrigerated Storage and Truck Operations

Expected influence: Regional _____ Citywide _____ Neighborhood _____

Days and hours of operation: 24/7

Total occupancy/capacity of building(s): _____

Total number of fixed seats: _____ Total number of employees: _____

Anticipated number of employees per shift: 110 employees on site
111 drivers off-site

Square footage of:

Office area 7,800 SF

Warehouse area 37,837 SF

Maintenance 13,234 SF
~~Sales~~ area

Storage area _____

Loading area _____

Manufacturing area _____

Total number of visitors/customers on site at any one time: 2

Other occupants (If Applicable) _____

Will the proposed use involve any toxic or hazardous materials or waste?

(Please explain): Liquid Refrigeration

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 [94]
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. [255]

Projected Vehicle Trips/Day (using table above): 349

Projected number of truck deliveries/loadings per day: _____

Approximate hours of truck deliveries/loadings each day: 24/7

What are the nearest major streets? Main Street frontage is a major street

Highway 99

Distance from project? 3/4 mile

Amount of off-street parking provided: 92

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

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.]

Estimated gallons per day (using information above): No change from existing

Source of Water: Municipal

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):

No change from above

Describe the type of sewage to be generated: Domestic

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

No

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.]

Type: _____ Amount: _____

AIR QUALITY

Construction Schedule:

<u>Activity</u>	<u>Approximate Dates</u>
Demolition	5 _____
Trenching	_____ _____
Grading	5 _____
Paving	5 _____
Building Construction	120 _____
Architectural Coatings (includes painting)	5 _____

Total Volume of all Building(s) to be Demolished 0

Max Daily Volume of Building(s) to be Demolished _____

Total Acreage to be Graded 0

Amount of Soil to Import/Export? 1,400 CY imported for raised dock

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

