



PROPERTY OWNER

NAME: McDONALD / SOUZA PROPERTIES A CALIFORNIA GENERAL PARTNERSHIP
MAILING ADDRESS: 1301 SOUTH AVENUE, TURLOCK, CA 95380
SITE ADDRESS: 601 N. SODERQUIST ROAD, TURLOCK, CA 95380

APPLICANT

NAME: CARSON HYBRID ENERGY STORAGE
CONTACT: OLIVIA GOLDSTEIN
MAILING ADDRESS: 4532 EAST CESAR E CHAVEZ AVENUE, LOS ANGELES, CA 90022
PHONE: 406.544.2476
EMAIL: ogoldstein@ches.biz
SITE ADDRESS: 601 N. SODERQUIST ROAD, TURLOCK, CA 95380

EXISTING CONDITIONS

A.P.N.: 050-001-038
EXISTING PARCELS: 1
EXISTING ACREAGE: ±9.12 ACRES
EXISTING GENERAL PLAN: I (INDUSTRIAL)
WESTSIDE INDUSTRIAL SPECIFIC PLAN I (INDUSTRIAL)
EXISTING ZONING: I (INDUSTRIAL)
EXISTING CONDITIONS: VACANT

PROPOSED PROJECT

PROPOSED PARCELS: 1
PROPOSED BUILDINGS: 2
BUILDING A: 90,000 S.F.
BUILDING B: 40,950 S.F.
BUILDING TOTAL: 130,950 S.F.

PARKING REQUIREMENTS: 1 STALL PER 1,000 S.F.
PARKING STALLS REQUIRED: 131 STALLS
PARKING STALLS PROVIDED:
STANDARD (9'x18'): 41 STALLS
STANDARD (9'x20'): 90 STALLS
TOTAL STALLS: 131 STALLS

* ALL STALLS WILL BE ELECTRIC VEHICLE ACCESSIBLE

NOTES

WATER: CITY OF TURLOCK
SEWER: CITY OF TURLOCK
STORM DRAINAGE: ON-SITE STORAGE

- DEVELOPER RESERVES THE RIGHT TO DEVELOP THE PROJECT IN MULTIPLE PHASES OR SEQUENCE OF PHASES.
- ALL IMPROVEMENTS IN ACCORDANCE WITH THE CITY OF TURLOCK IMPROVEMENT STANDARDS.



DATE SIGNED:

GDR ENGINEERING, INC.
ENGINEERING/SURVEYING/PLANNING
3525 MITCHELL ROAD, SUITE G CERES, CA 95307
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CONCEPTUAL SITE PLAN & UTILITY PLAN FOR CARSON HYBRID ENERGY STORAGE