



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

Page 5 of 34

UNIFORM APPLICATION FORM

(PLEASE PRINT OR TYPE)

Project Information

PROJECT ADDRESS: 730 N WALNUT RD
ASSESSOR'S PARCEL NUMBER: 089 014 033 AREA OF PROPERTY (ACRES OR SQUARE FEET): 2.23 AC
EXISTING ZONING: A RE RL RM RH CO CC CH CT ☒ (I) ☐ (BP) PD Downtown
GENERAL PLAN DESIGNATION: A VLDR LDR MDR HDR Q 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: CBAUSINGER@ELECTRICGUARDDOG.COM
** Corporate partnerships must provide a list of principals. FAX NO. CBAUSINGER@ELECTRICGUARDDOG.COM

ADDRESS OF APPLICANT: 550 ASSEMBLY ST 5TH FL COLUMBIA SC 29201

CONTACT PERSON (If different than applicant): KEITH KANEKO/CAROL BAUSINGER

*The applicant will be considered the primary point for all contact, correspondence, and billing from the City unless other arrangements are made in writing.

SIGNATURE OF APPLICANT: CAROL BAUSINGER 7/10/18
PRINT NAME DATE

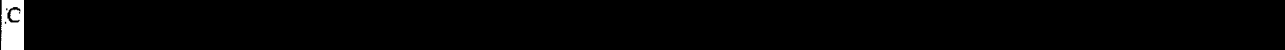
This fee is to be a deposit towards full cost of processing application. Yes No Applicant's Initials:

Property Owner Info



Office Use Only

APPLICATION TYPE & NO.: MAA 18-04 DATE RECEIVED: 8/1/18



PC HEARING DATE: CC HEARING DATE:

PLANNER'S NOTES:

**CITY OF TURLOCK DEVELOPMENT SERVICES
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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: 730 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: WTPE REAL ESTATE HOLDINGS LLC

Mailing Address: 3801 AIRPORT WAY S SEATTLE WA 98108

Telephone: Business (209) 323-7321 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: 730 N WALNUT RD TURLOCK 95380

Property Assessor's Parcel Number: 089-014-033

Property Dimensions:

Property Area: Square Footage Acreage 2.23

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 A TRUCK 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 9/1/18 Estimated Completion Date 9/10/18

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) _____

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

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

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: _____

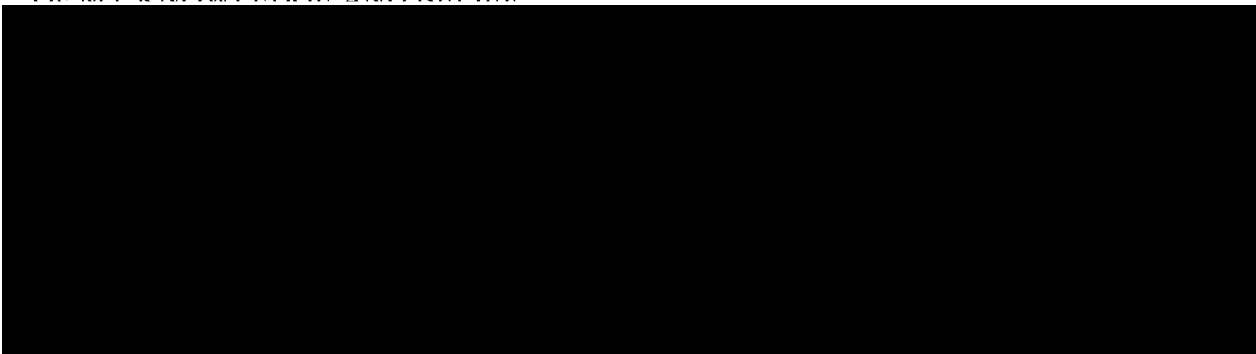
Regulatory ID Number: _____

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)

