



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

UNIFORM APPLICATION FORM

(PLEASE PRINT OR TYPE)

Project Information

PROJECT ADDRESS: 3050 Spengler Way, Turlock, CA
 ASSESSOR'S PARCEL NUMBER: 044 - 067 - 007 AREA OF PROPERTY (ACRES OR SQUARE FEET): _____
 EXISTING ZONING: A RE RL RM RH CO CC CH CT (I) IBP PD 90 Downtown _____
 GENERAL PLAN DESIGNATION: A VLDR LDR MDR HDR O Comm Comm Heavy Comm (I)
 DESCRIBE THE PROJECT REQUEST: _____

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 Robert Fernandes / Fernandes Properties PHONE NO. 209-495-0708 E-MAIL: robert@jfcinc.com

** Corporate partnerships must provide a list of principals. FAX NO. 209-624-2241

Property Owner Info

Office Use Only

APPLICATION TYPE & NO.: MDP 19-02

DATE RECEIVED: 4/4/19

CHECKED BY: [Signature]

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: Fernandes Properties Spengler II

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

Industrial Warehouse Rental

PROPERTY OWNER'S NAME: Robert and Cara Fernandes / Fernandes Properties

Mailing Address: PO Box 3520, Turlock, CA 95381

Telephone: Business (209) 495-0708 Home (209) 495-0709

E-Mail Address: robert@jfcinc.com

APPLICANT'S NAME: Robert Fernandes / Fernandes Properties

Phone (209) 495-0708

Address: PO Box 3520, Turlock, CA 95381

Telephone: Business (209) 495-0708 Home (209) 495-0709

E-Mail Address: robert@jfcinc.com

PROJECT SITE INFORMATION:

Property Address or Location: _____

Property Assessor's Parcel Number: 044-067-007

Property Dimensions: 174.75' x 300.7'

Property Area: Square Footage 52549 Acreage 1.2

Site Land Use: Undeveloped/Vacant Yes Developed _____

If developed, give building(s) square footage _____

LAND USE DESIGNATIONS:

ZONING: Current: PD-90

Proposed (If applicable): _____

GENERAL PLAN Current: Planned Industrial District

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 Wilkey Sheet Metal

South Industrial Warehouse Buildings

East Industrial Warehouse Buildings

West Industrial Warehouse Buildings

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)

Undeveloped, barren, Basically flat terrain, no trees

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? No If yes, please explain:

Roof materials: see attached project's description

Total number of off-street parking spaces provided: see attached project's description
(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: see attached project's description

Parking: see attached project's description

Estimated Construction Starting Date 6/1/19 Estimated Completion Date 3/1/20

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				

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
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.

Projected Vehicle Trips/Day (using table above): 91 for 18160 sq ft

Projected number of truck deliveries/loadings per day: 3

Approximate hours of truck deliveries/loadings each day: 6 am - 8 pm

What are the nearest major streets? Tegner

Distance from project? 630 +/-

Amount of off-street parking provided: _____

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

see attached project's description

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: Industrial Amount: 225 lbs / day

AIR QUALITY***Construction Schedule:***

<u>Activity</u>	<u>Approximate Dates</u>
Demolition	<hr/>
Trenching	<hr/>
Grading	<u>6/1/19 - 6/15/19</u>
Paving	<u>8/1/19 - 8/15/19</u>
Building Construction	<u>9/1/19 - 3/1/20</u>
Architectural Coatings (includes painting)	<u>N/A</u>

Total Volume of all Building(s) to be Demolished

Max Daily Volume of Building(s) to be Demolished

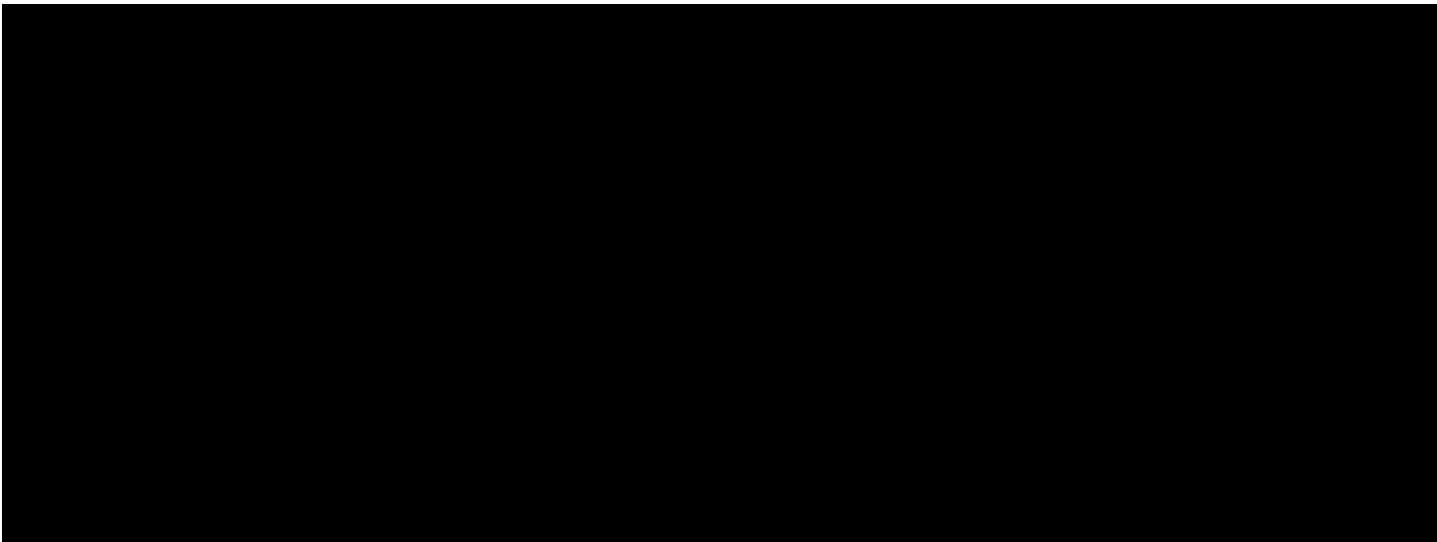
Total Acreage to be Graded 1.2

Amount of Soil to Import/Export? balanced

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.



Applicant(s): (If different than above)

Signature of Applicant/Agent

Date

Print Name and Title of Applicant/Agent

Phone Number