



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: 530 S TEGNER RD A & COMMERCE WAY

ASSESSOR'S PARCEL NUMBER: 044 - 006-001 & 020 AREA OF PROPERTY (ACRES OR SQUARE FEET): 21.04 AC

EXISTING ZONING: A RE RL RM RH CO CC CH CT ☒ PD ☐ Downtown ☐

GENERAL PLAN DESIGNATION: A VLDR LDR MDR HDR O Comm Comm Heavy Comm ☒

DESCRIBE THE PROJECT REQUEST: INSTALLATION OF 10-FT HIGH, 12 VOLT BATTERY POWERED, 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: AMAROK LLC PHONE: 803-201-6532 MAIL: _____
** Corporate partnerships must provide a list of principals. FAX NO. CBAUSINGER@AMAROK.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.

CAROL BAUSINGER
PRINT NAME

11/22/21
DATE

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

Property Owner Info

PROPERTY OWNER: MERLIN PLASTICS CALIFORNIA INC PHONE NO. 910 322 4585 E-MAIL: jchilton@peninsula-plastic-recycling.com

Consent of Owner: I declare that I am the owner of the herein described property and that I have familiarized myself with this application and consent to the action requested.

Say Chilton

PRINT NAME

12/13/2021

DATE

Office Use Only

APPLICATION TYPE & NO.: MDP 22-10 DATE RECEIVED: 6/2/22

CASH ☐ OR CHECK NO. _____ / \$ _____ CHECKED BY: [Signature]

PC HEARING DATE: _____ CC HEARING DATE: _____

PLANNER'S NOTES: _____

PROJECT INFORMATION CHECKLIST

PROJECT APPLICATION: All of the following listed items must be included when you submit your application, unless indicated otherwise or if they are inapplicable to your application. Refer to the "Application Checklist" on the previous page and consult with Planning Division staff to determine which items apply. All applications require the filing of a Hazardous Waste Disclosure Form. **INCLUSION WITH ALL REQUIRED MATERIALS IS REQUIRED TO BEGIN PROCESSING YOUR APPLICATION.**

- | | | |
|--------------|----|--|
| <u> X </u> | 1. | [UNIFORM APPLICATION] One (1) completed copy of the uniform application form. |
| <u> NA </u> | 2. | [PUBLIC NOTICING SIGN] A 4' x 6' sign posted on the subject property within ten (10) days of filing a permit application (see more detailed instructions beginning on page 31). |
| <u> X </u> | 3. | [FILING FEE] Appropriate filing fees (make check payable to City of Turlock). See page 9 for a list of filing fees. |
| <u> NA </u> | 4. | [TECHNICAL STUDIES] Please attach any technical studies required to support the application. Additional technical studies may be requested by the City of Turlock or other responsible agencies. These requests will be determined after the initial project review period, but no later than 30 days from a determination that the application is complete. |
-
- | | | |
|--------------|-----|--|
| <u> X </u> | 5. | [SITE PLANS] Four (4) 18 x 24 inch (minimum size) site plans and one (1) 8½" x 11 inch reduction of the site plan. The site plan shall include all existing and proposed structures, improvements, landscape area, lot lines, public utility easements, clear vision triangle, setbacks, and above-ground utility equipment greater than 3' in height. The site plan shall be accurately scaled and show dimensions for all of the items listed above. |
| <u> NA </u> | 6. | [ELEVATIONS] Four (4) 18 x 24 inch (minimum size) elevation drawings and one (1) 8½" x 11 inch reduction of the elevation drawings. One (1) 11 x 17 inch (minimum size) four-sided color elevations. |
| <u> NA </u> | 7. | [FLOOR PLANS] Four (4) 18 x 24 inch (minimum size) floor plans and one (1) 8½" x 11 inch reduction of floor plans. |
| <u> NA </u> | 8. | [SIGN PROGRAM/INFORMATION] Four (4) 8 ½ x 11 (minimum size) signage details for proposed sign with size, dimension, content and materials and four (4) 8 ½ x 11 (minimum size) elevations including proposed height. |
| <u> X </u> | 9. | [LETTER OF AUTHORIZATION] A letter signed by the property owner authorizing representation by a person or agency other than him/herself (this is required if the applicant is not the property owner). |
| <u> NA </u> | 10. | [LEGAL DESCRIPTION] Legal description of the entire project site in a metes & bounds format. |
| <u> NA </u> | 11. | [PRELIMINARY TITLE REPORT] Preliminary title report, chain of title guarantee or equivalent documentation which shows any and all easements affecting the project site. |
| <u> NA </u> | 12. | [MAPS] For Vesting Tentative Subdivision Maps, four (4) copies of a tentative subdivision or parcel map, 18 x 24 inch (minimum size) and one (1) 8½" x 11 inch reduction of the subdivision or parcel map. For all applications, one (1) vicinity map (8½" x 11) showing the subject property & all properties within 500 feet with the 500 foot perimeter line clearly shown (see attached example). If street names are not submitted with tentative map application, additional fees for street name review will apply. |
| <u> NA </u> | 13. | [LOT FIT PLAN] One (1) 18 x 24 inch (minimum size) master lot fit plan for Planned Development residential subdivisions that shall include the following information: 1) lot lines; 2) public utility easements; 3) house footprints; 4) eave overhangs; 5) fence lines; 6) lot numbers; and 7) setbacks including specific measurements called-out on the plans and the ability to confirm measurements by providing an accurate scale. |
| <u> X </u> | 14. | [OTHER] STRUCTURAL CALCULATIONS |

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: 530 S TEGNER 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: MERLIN PLASTICS CALIFORNIA INC

Mailing Address: 616-58TH AVE SE CALGARY T2H OP8 AB CANADA

Telephone: Business (910) 322-4565 Home ()

E-Mail Address: ghilton@peninsula-recycling.com

APPLICANT'S NAME: AMAROK LLC (KEITH KANEKO OR CAROL BAUSINGER)

Phone () 803 201-6532

Address: 550 ASSEMBLY ST 5TH FL COLUMBIA SC 29201

Telephone: Business 803 201-6532 Home ()

E-Mail Address: CBAUSINGER@AMAROK.COM

PROJECT SITE INFORMATION:

Property Address or Location: 530 S TEGNER RD TURLOCK 95380

Property Assessor's Parcel Number: 044-006-001 & 020

Property Dimensions:

Property Area: Square Footage _____ Acreage 21.04

Site Land Use: Undeveloped/Vacant _____ Developed INDUSTRIAL

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 PLASTICS RECYCLING 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 4/1/2022 Estimated Completion Date 5/1/2022

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

PROJECT IMPACTS

(Please compute each specific impact issue per the following criteria)

NOT APPLICABLE - FENCE INSTALLATION**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): _____

Projected number of truck deliveries/loadings per day: _____

Approximate hours of truck deliveries/loadings each day: _____

What are the nearest major streets? _____ **COMMERCE WAY** _____

Distance from project? _____

Amount of off-street parking provided: _____

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

NOT APPLICABLE

WATER ~~NOT APPLICABLE - FENCE INSTALLATION~~

<u>Land Use</u>	<u>Estimated Water Consumption Rates (gal/day)</u>
Single-Family Residential	800 gallons/day
Multi-Family Residential	800/3 bd unit; 533/2 bd unit; 267/1 bd unit
Offices	100 gallons/day/1,000 s.f. floor area
Retail Commercial	100 gallons/day/1,000 s.f. floor area
Service Commercial/Industrial	Variable-[Please describe the water requirements for any service commercial or industrial uses in your project.]

Estimated gallons per day (using information above): _____

Source of Water: _____

SEWAGE ~~NOT APPLICABLE - FENCE INSTALLATION~~

<u>Land Use</u>	<u>Estimated Sewage Generation Rates (gal/day)</u>
Single-Family Residential	300 gallons/day/unit
Multi-Family Residential	200 gallons/day/unit or 100 gallons/day/resident
Commercial	100 gallons/day/1,000 s.f. floor area
Office	100 gallons/day/1,000 s.f. floor area
Industrial	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):

Describe the type of sewage to be generated: _____

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

SOLID WASTE **NOT APPLICABLE - FENCE INSTALLATION**

<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 **NOT APPLICABLE - FENCE INSTALLATION*****Construction Schedule:***

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

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

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

Total Acreage to be Graded N/A

Amount of Soil to Import/Export? N/A

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/>

NEP Assist: <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: _____

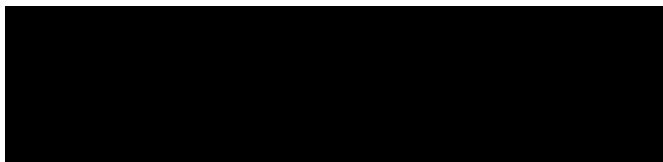
Regulatory ID Number: _____

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.



Date

CAROL BAUSINGER

Print Name and Title of Applicant/Agent

803-201-6532

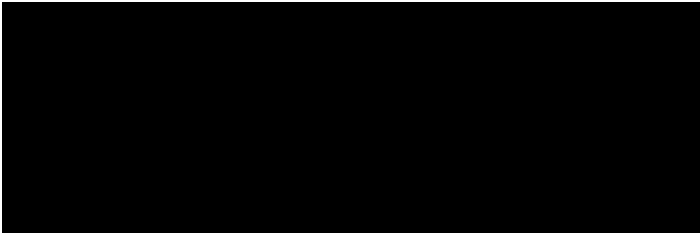
Phone Number

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)

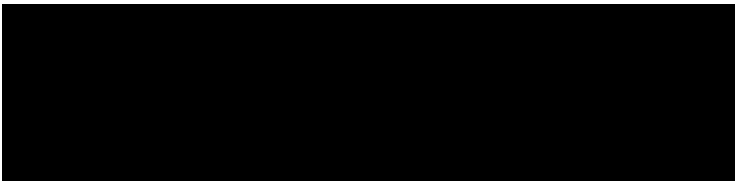


12/13/2021
Date

Say Chilton COO.
Print Name and Title of Property Owner

910.322.4565
Phone Number

Applicant(s): (If different than above)



Date

CAROL BAUSINGER
Print Name and Title of Applicant/Agent

803-201-6532
Phone Number