



CITY OF TURLOCK DEVELOPMENT SERVICES
PLANNING DIVISION
156 SOUTH BROADWAY, SUITE 120
TURLOCK, CA 95380-5456 (209)668-5640

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UNIFORM APPLICATION FORM

(PLEASE PRINT OR TYPE)

Project Information

PROJECT ADDRESS: 3200 Commerce Way
ASSESSOR'S PARCEL NUMBER: 044-006-016 AREA OF PROPERTY (ACRES OR SQUARE FEET): 43,498 sf
EXISTING ZONING: I (industrial)
GENERAL PLAN DESIGNATION: Industrial
DESCRIBE THE PROJECT REQUEST: Site Plan Review to allow a semi-truck repair shop and parts retail business along with a 1,481 sf canopy and wash-bay.

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 PDA, Inc. PHONE NO. 661-326-8936 E-MAIL: andy@pdaarchitect.com

Property Owner Info

PROPERTY OWNER: 3200 Commerce Turlock, LLC (209) 634-4626 Stacey@humphreyplumbing.com
PHONE NO. E-MAIL.

Office Use Only

APPLICATION TYPE & NO.: MAA 18-09

DATE RECEIVED: 12-7-18

RECEIVED BY: AW

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: Pape Kenworth Tenant and Shell Improvements

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

This project shall consist of interior improvements needed for Pape Kenworth to run a semi-truck parts and accessories dealership and repair shop. The retail areas associated with parts sales is limited to 1,150 sf (less than 30% of the building area). The remaining space in the front building will include staff and customer lounges, office spaces, and approximately 4,911 sf of parts storage warehouse. The repair shop will include a new toilet room and small office along with the addition of a new semi-truck wash bay. The new wash bay will require the demolition of an existing shade structure on the east side of the building and addition of an 1,400-sf self-standing shade only structure in its place. This is not a vehicle dealership.

1,410 sq

PROPERTY OWNER'S NAME: 3200 Commerce Turlock, LLC

Mailing Address: 880 S. Kilroy Rd, Turlock, CA 95380

Telephone: Business (209) 634-4626 Home ()

E-Mail Address: stacey@humphreyplumbing.com

APPLICANT'S NAME: Andy Erb for PDA, Inc.

Phone (661) 326-8936

Address: 5100 California Avenue #107, Bakersfield, CA 93309

Telephone: Business () Home ()

E-Mail Address: andy@pdaarchitect.com

PROJECT SITE INFORMATION:

Property Address or Location: 3200 Commerce Way (SE corner of Tegner Rd & Commercial Wy)

Property Assessor's Parcel Number: 004-066-016

Property Dimensions: 304.00' x 143.45'

Property Area: Square Footage 43,498 sf Acreage .9986 acres

Site Land Use: Undeveloped/Vacant Developed Industrial

If developed, give building(s) square footage Parts & Retail Office 7,500 sf ; Repair Shop 5,000 sf

LAND USE DESIGNATIONS:

ZONING: Current: I
 Proposed (If applicable): I
 GENERAL PLAN Current: Industrial
 Proposed (If applicable) Industrial

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 existing site consists of two buildings with a shared paved yard that is entirely fenced. The overall topography is level between the buildings. However, the buildings and yard areas are elevated above the adjacent public sidewalks which result in landscape areas and walkway slopes typically in excess of 5% to connect the building entrances and existing public sidewalk. Existing landscape areas are well established and mature. No modifications are proposed to the existing landscape areas except to replace turf or other approved ground cover along Tegner Rd near the south end of the property.

Are there any trees, bushes or shrubs on the project site? Yes 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) Industrial- fabrication

Proposed Use of Existing Structure(s) Industrial - Truck repair with parts and accessory sales

Are any structures to be moved or demolished? Yes 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):

The existing structures are prefabricated metal buildings with metal siding. No changes are proposed to the existing building shell elements or the existing architectural style.

Proposed Building Characteristics

Size of any new structure(s) or building addition(s) in gross sq. ft. approx 1,100 sf

Building height in feet (measured from ground to highest point): 18'-0"

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

N/A

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: _____

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: _____

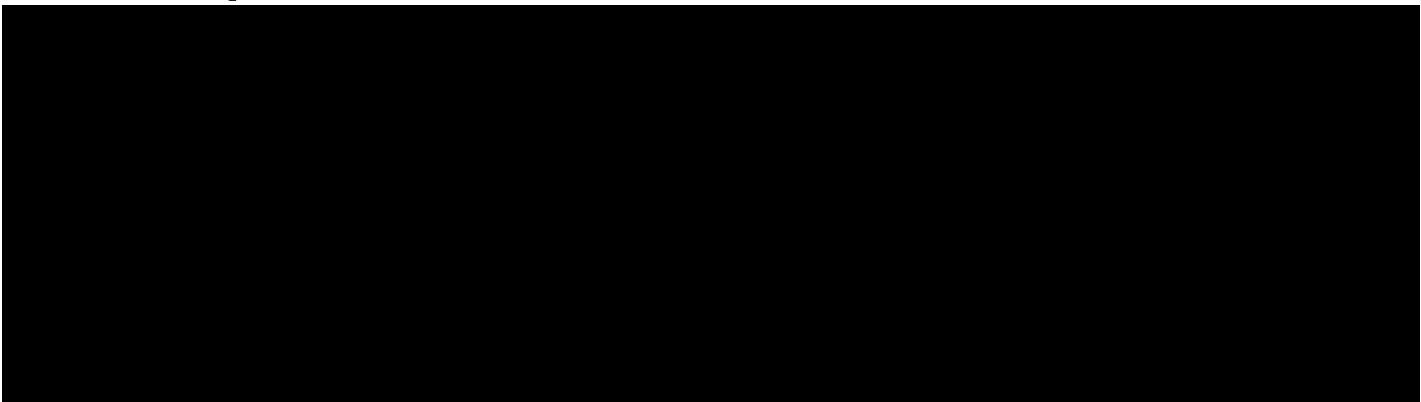
Regulatory ID Number: _____

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.



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)

