



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

UNIFORM APPLICATION FORM

(PLEASE PRINT OR TYPE)

Project Information

PROJECT ADDRESS: 1300 N WASHINGTON RD, TURLOCK, CA 95380

ASSESSOR'S PARCEL NUMBER: 089 - 001 - 015 AREA OF PROPERTY (ACRES OR SQUARE FEET): 84.95 AC

EXISTING ZONING: A RE RL RM RH CO CC CH CT (I) IBP PD _____ Downtown _____

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

DESCRIBE THE PROJECT REQUEST: TIME EXTENSION FOR UWCOR
DISCRETIONARY PERMIT

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 THE AUSTIN COMPANY PHONE NO. 949-451-9000 E-MAIL: Dan.Wiegandt@theaustin.com

** Corporate partnerships must provide a list of principals. FAX NO. 949-451-9011

ADDRESS OF APPLICANT: 6410 OAK CANYON, SUITE 150, IRVINE, CA 92618

CONTACT PERSON (If different than applicant): DAN WIEGANDT

Property Owner Info

PROPERTY OWNER: BLUE DIAMOND GROWERS PHONE NO. 916-442-0701 E-MAIL: _____

ADDRESS OF PROPERTY OWNER: 1300 N WASHINGTON RD, TURLOCK, CA 95380

Consent of Owner: I declare that I am the owner of the property described above and I hereby consent to the application of the Uniform Application Form for the purpose of obtaining a permit for the proposed project.

Office Use Only

APPLICATION TYPE & NO.: MDP 2011-07 Time Ext

DATE RECEIVED: 5/22/18

CHECKED BY: AW

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: BLUE DIAMOND GROWERS

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

Construction of a 451,637 +/- s.f. Food processing facility with associated administrative offices with employee welfare areas. Related on-site improvements include the construction of approximately 210 employee and visitor parking spaces (with designation of preferred parking for clean air and carpool). truck docks, and approximately 20 truck parking spaces. Smaller out building, totaling approximately 5,600 s.f. for security, visitors, and waste water treatment are planned. When complete, the facility will operate six days per week, 24 hours, in three shifts employing approximately 232 people

PROPERTY OWNER'S NAME: Blue Diamond Growers

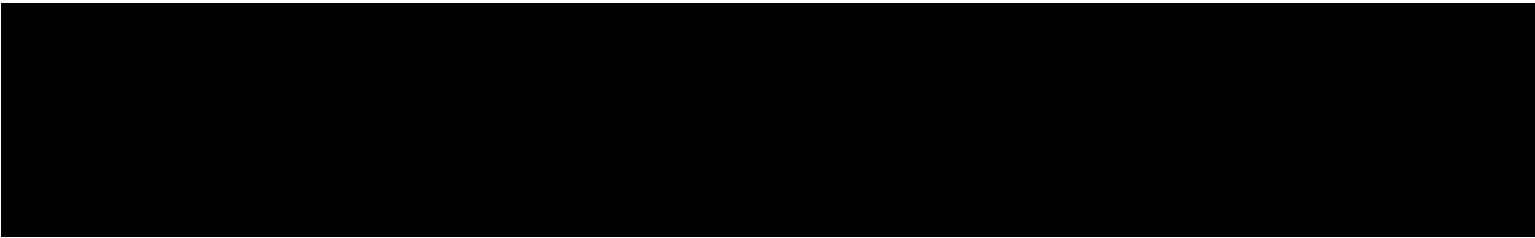
Mailing Address: 1300 N. Washington Rd, Turlock, CA 95380

Telephone: Business (916)442-0701 Home ()

E-Mail Address: _____

APPLICANT'S NAME: Dan Wiegandt

Phone (949) 451-9000



PROJECT SITE INFORMATION:

Property Address or Location: 1300 N. Washington Rd, Turlock, CA 95380

Property Assessor's Parcel Number: 089-001-015

Property Dimensions: Approximately: 1520' x 2250'

Property Area: Square Footage 3,700,422 Acreage 84.95

Site Land Use: Undeveloped/Vacant _____ Developed X

If developed, give building(s) square footage 145,313

LAND USE DESIGNATIONS:

ZONING: Current: Industrial

 Proposed (If applicable): _____

GENERAL PLAN Current: Westside industrial

 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 Outside city boundary (Fulkerth RD)

South Industrial

East Industrial

West Outside city boundary (Washington RD)

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)

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) Food processing facility

Proposed Use of Existing Structure(s) Food processing facility

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):

Current building on site is approximately 6 years old

Main building is approximately 145,000 s.f, built primarily with precast concrete exterior panels

Proposed Building Characteristics

Size of any new structure(s) or building addition(s) in gross sq. ft. 51,242 (phase 2); 251,871 (phase3)

Building height in feet (measured from ground to highest point): 38'-6" (top of parapet)

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

None

Project site coverage: Building Coverage: 451,637 Sq.Ft. 33 %

Landscaped Area: 295,499 Sq.Ft. 21.6 %

Paved Surface Area: 621,162 Sq.Ft. 45.4 %

Total: 1,368,298 Sq.Ft. 100%

note: total parcel is ~3,700,422 s.f., approximately 2,332,124 s.f will be undeveloped

Exterior building materials: precast concrete

Exterior building colors: combination of paint and exposed concrete

Roof materials: Single-ply TPO Membrane

Total number of off-street parking spaces provided: 210

(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: wall mounted to match existing (only at loading dock area)

Parking: pole mounted to match existing

Estimated Construction Starting Date 2019 Estimated Completion Date 2020

If the proposal is a component of an overall larger project describe the phases and show them on the site plan:

This project was original approved as 3 phase project, of which phase one has already been completed back in 2012.

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) Industrial-Food processing facility

Expected influence: Regional _____ Citywide _____ Neighborhood _____

Days and hours of operation: 6 days a week, 24 hours operation in three shiftsTotal occupancy/capacity of building(s): upon completion of phase 2: 159 employees max.Total number of fixed seats: _____ Total number of employees: 159Anticipated number of employees per shift: 89 max

Square footage of:

Office area 1500Warehouse area 79,088

Sales area _____

Storage area _____

Loading area 90,112Manufacturing area 257,942Total number of visitors/customers on site at any one time: n/a

Other occupants (If Applicable) _____

Will the proposed use involve any toxic or hazardous materials or waste?

(Please explain): _____

List any permits or approvals required for the project by state or federal agencies:

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): 445Projected number of truck deliveries/loadings per day: 100

Approximate hours of truck deliveries/loadings each day: _____

What are the nearest major streets? Fulkerth rd and Washington rdDistance from project? approximately 1000 ft from intersection(Fulkerth/Washington) to main entrance gateAmount of off-street parking provided: 210 (upon completion of all three phase)

If new paved surfaces are involved, describe them and give amount of square feet involved:
 New paved surfaces will include additional parking and access ways for the truck to the loading docks

Approximately 320,000 s.f. additional paved surface during (phase 2 and 3 development)

WATERLand Use

Single-Family Residential

Multi-Family Residential

Offices

Retail Commercial

Service Commercial/Industrial

Estimated Water Consumption Rates (gal/day)

800 gallons/day

800/3 bd unit; 533/2 bd unit; 267/1 bd unit

100 gallons/day/1,000 s.f. floor area

100 gallons/day/1,000 s.f. floor area

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: _____

SEWAGELand Use

Single-Family Residential

Multi-Family Residential

Commercial

Office

Industrial

Estimated Sewage Generation Rates (gal/day)

300 gallons/day/unit

200 gallons/day/unit or 100 gallons/day/resident

100 gallons/day/1,000 s.f. floor area

100 gallons/day/1,000 s.f. floor area

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 WASTELand Use

Single-Family Residential

Multi-Family Residential

Commercial

Industrial

Estimated Solid Waste Generation (lb/day)

10.96 lbs./day/res.

7.37 lbs./day/unit

50 lbs. /500 s.f. floor area

Variable-[Please describe the projected solid waste to be generated by your project.]

Type: _____ Amount: _____

AIR QUALITY***Construction Schedule:***ActivityApproximate Dates

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*** _____***Amount of Soil to Import/Export?*** _____

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: _____

NATIONAL POLLUTANT DISCHARGE ELIMINATION

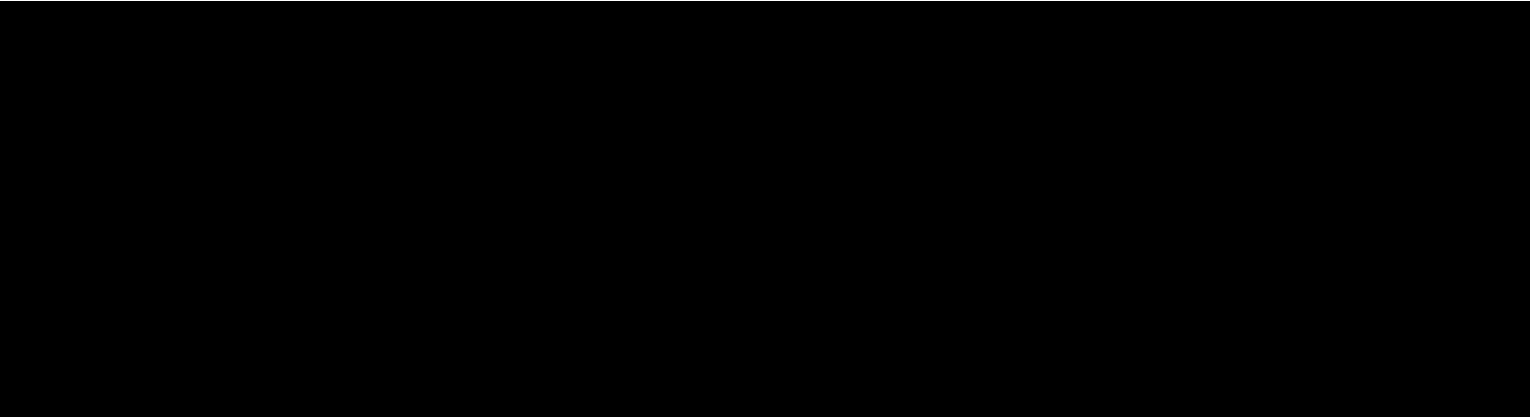
Regulatory ID Number: SYSTEM (ICIS-NPDES): CAZ461147

Regulatory ID Number: EMISSION INVENTORY SYSTEM (EIS): 17583811

OR

✓
____ 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)

