



## Referral Early Consultation

Date: September 9, 2020  
To: Distribution List (See Attachment A)  
From: Jeremy Ballard, Associate Planner, Planning and Community Development  
Subject: REZONE APPLICATION NO. PLN2020-0073 – ELUM, INC.  
Respond By: September 24, 2020

**\*\*\*\*PLEASE REVIEW REFERRAL PROCESS POLICY\*\*\*\***

The Stanislaus County Department of Planning and Community Development is soliciting comments from responsible agencies under the Early Consultation process to determine: a) whether or not the project is subject to CEQA and b) if specific conditions should be placed upon project approval.

Therefore, please contact this office by the response date if you have any comments pertaining to the proposal. Comments made identifying potential impacts should be as specific as possible and should be based on supporting data (e.g., traffic counts, expected pollutant levels, etc.). Your comments should emphasize potential impacts in areas which your agency has expertise and/or jurisdictional responsibilities.

These comments will assist our Department in preparing a staff report to present to the Planning Commission. Those reports will contain our recommendations for approval or denial. They will also contain recommended conditions to be required should the project be approved. Therefore, please list any conditions that you wish to have included for presentation to the Commission as well as any other comments you may have. Please return all comments and/or conditions as soon as possible or no later than the response date referenced above.

Thank you for your cooperation. Please call (209) 525-6330 if you have any questions.

**Applicant:** Lyn Bright  
**Project Location:** 4918 Taylor Court, between East Keyes Road and Taylor Road, west of State Route 99, in the Keyes/Turlock area.  
**APN:** 045-062-003  
**Williamson Act Contract:** N/A  
**General Plan:** Planned Development  
**Current Zoning:** P-D 300 (Planned Development)

**Project Description:** Request to rezone a 5.7-acre parcel from Planned Development (P-D) 300 to a new Planned Development (P-D) for assembly, research and development of labeling machines used by beverage companies and various other industries, in two phases. Phase 1 will use the previously developed 15,000± square-foot building to assemble labeling machines, perform research and development of new labeling devices, repairs of and specialized orders of labeling machines. No heavy machine work is anticipated as part of this request. The proposed hours of operation are Monday through Friday from 7:00AM to 6:00PM; with hours extended to 11:00PM only when necessary, and open occasionally on weekends under special circumstances. The applicant anticipates 20 employees on a maximum shift for Phase 1. The applicant estimates 2-3 customers on-site per day. The proposed anticipates up to 1-2 truck deliveries per day as part of Phase 1. Phase 2 will consist of the construction of a 25,000± square-foot building, landscaping, trellis, and outdoor seating area for employees. The new building will be used for the same uses as Phase 1. The building for Phase 2 will be similar in exterior design as the existing improvements on the

property. The number of employees is anticipated to increase by 30 as part of Phase 2 for a total of 50 on a maximum shift. Phase 2 will develop additional parking to accommodate the increase in employees. Truck deliveries are expected to increase to five truck trips per day for Phase 2. The site is served by two private wells and private septic system. Phase 1 is anticipated to begin development in February 2021. Phase 2 is anticipated to commence within six years of project approval. The previous Planned Development (P-D) zoning district allowed a retail furniture store within a 15,000 square-foot building.

Full document with attachments available for viewing at:  
<http://www.stancounty.com/planning/pl/act-projects.shtm>



**DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT**

1010 10<sup>TH</sup> Street, Suite 3400, Modesto, CA 95354  
 Planning Phone: (209) 525-6330 Fax: (209) 525-5911  
 Building Phone: (209) 525-6557 Fax: (209) 525-7759

**REZONE APPLICATION NO. PLN2020-0073 – ELUM, INC.**

Attachment A

Distribution List

	CA DEPT OF CONSERVATION Land Resources / Mine Reclamation		STAN CO ALUC
X	CA DEPT OF FISH & WILDLIFE		STAN CO ANIMAL SERVICES
	CA DEPT OF FORESTRY (CAL FIRE)	X	STAN CO BUILDING PERMITS DIVISION
X	CA DEPT OF TRANSPORTATION DIST 10	X	STAN CO CEO
X	CA OPR STATE CLEARINGHOUSE		STAN CO CSA
X	CA RWQCB CENTRAL VALLEY REGION	X	STAN CO DER
	CA STATE LANDS COMMISSION	X	STAN CO ERC
	CEMETERY DISTRICT		STAN CO FARM BUREAU
	CENTRAL VALLEY FLOOD PROTECTION	X	STAN CO HAZARDOUS MATERIALS
X	CITY OF: TURLOCK	X	STAN CO PARKS & RECREATION
	COMMUNITY SERVICES DIST:	X	STAN CO PUBLIC WORKS
X	COOPERATIVE EXTENSION		STAN CO RISK MANAGEMENT
	COUNTY OF:	X	STAN CO SHERIFF
X	DER GROUNDWATER RESOURCES DIVISION	X	STAN CO SUPERVISOR DIST 2: CHIESA
X	FIRE PROTECTION DIST: KEYES	X	STAN COUNTY COUNSEL
X	GSA: WEST TURLOCK SUBBASIN	X	StanCOG
	HOSPITAL DIST:	X	STANISLAUS FIRE PREVENTION BUREAU
X	IRRIGATION DIST: TURLOCK	X	STANISLAUS LAFCO
X	MOSQUITO DIST: TURLOCK	X	STATE OF CA SWRCB DIVISION OF DRINKING WATER DIST. 10
X	MOUNTAIN VALLEY EMERGENCY MEDICAL SERVICES		SURROUNDING LAND OWNERS
X	MUNICIPAL ADVISORY COUNCIL: KEYES	X	TELEPHONE COMPANY: FRONTIER COMMUNICATIONS
X	PACIFIC GAS & ELECTRIC		TRIBAL CONTACTS (CA Government Code §65352.3)
	POSTMASTER:		US ARMY CORPS OF ENGINEERS
X	RAILROAD: UNION PACIFIC		US FISH & WILDLIFE
X	SAN JOAQUIN VALLEY APCD		US MILITARY (SB 1462) (7 agencies)
X	SCHOOL DIST 1: KEYES UNION		USDA NRCS
X	SCHOOL DIST 2: TURLOCK UNIFIED		WATER DIST:
	WORKFORCE DEVELOPMENT		
X	STAN CO AG COMMISSIONER		
	TUOLUMNE RIVER TRUST		



# STANISLAUS COUNTY CEQA REFERRAL RESPONSE FORM

**TO:** Stanislaus County Planning & Community Development  
1010 10<sup>th</sup> Street, Suite 3400  
Modesto, CA 95354

**FROM:** \_\_\_\_\_

**SUBJECT:** REZONE APPLICATION NO. PLN2020-0073 – ELUM, INC.

Based on this agency’s particular field(s) of expertise, it is our position the above described project:

- Will not have a significant effect on the environment.
- May have a significant effect on the environment.
- No Comments.

Listed below are specific impacts which support our determination (e.g., traffic general, carrying capacity, soil types, air quality, etc.) – (attach additional sheet if necessary)

- 1.
- 2.
- 3.
- 4.

Listed below are possible mitigation measures for the above-listed impacts: *PLEASE BE SURE TO INCLUDE WHEN THE MITIGATION OR CONDITION NEEDS TO BE IMPLEMENTED (PRIOR TO RECORDING A MAP, PRIOR TO ISSUANCE OF A BUILDING PERMIT, ETC.):*

- 1.
- 2.
- 3.
- 4.

In addition, our agency has the following comments (attach additional sheets if necessary).

\_\_\_\_\_  
\_\_\_\_\_

Response prepared by:

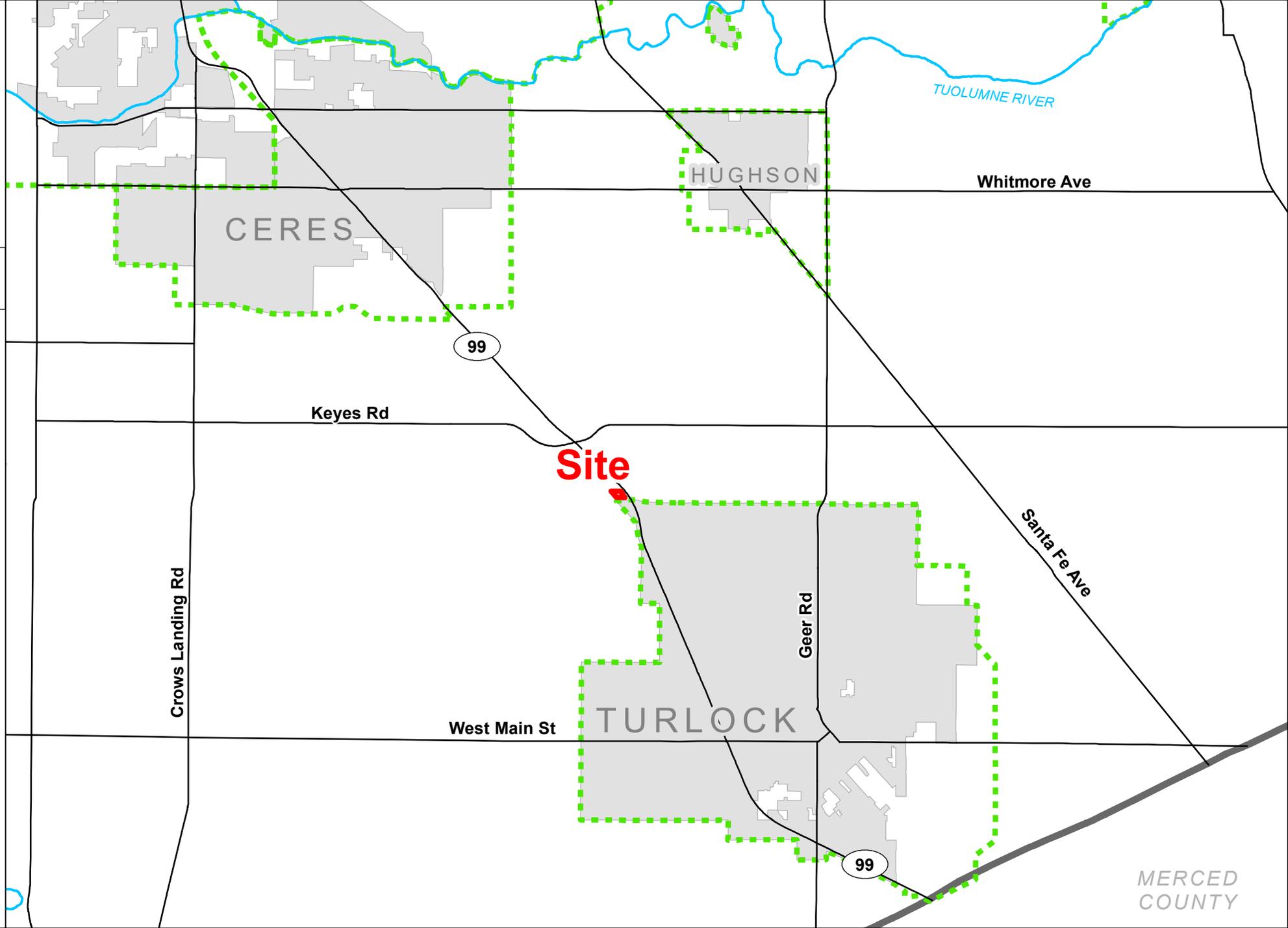
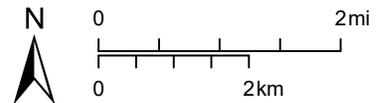
Name	Title	Date
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**ELUM, INC**  
**REZ**  
**PLN2020-0073**

*AREA MAP*

LEGEND

-  Project Site
-  Sphere of Influence
-  City
-  Road
-  River



# ELUM, INC

## REZ PLN2020-0073

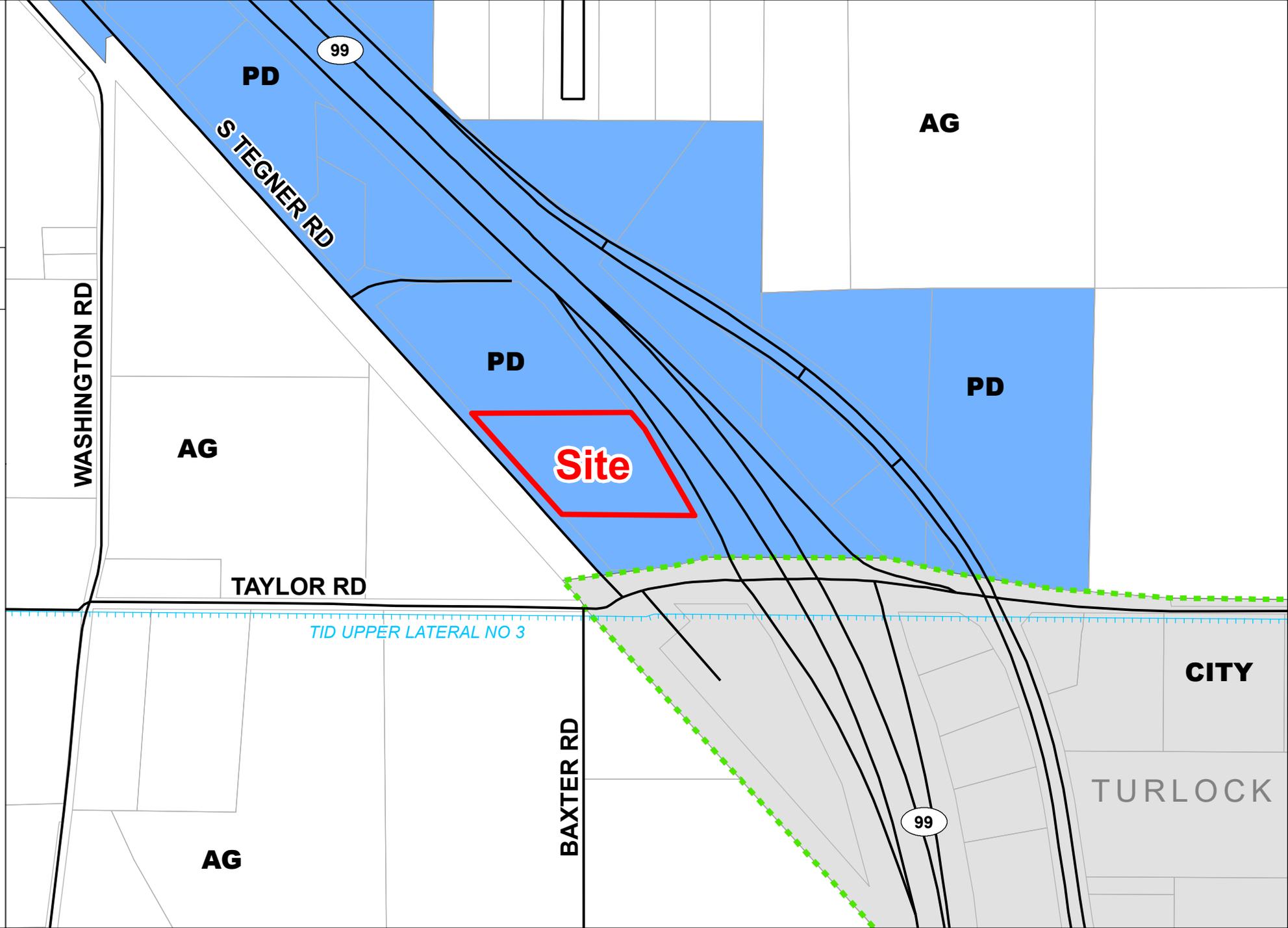
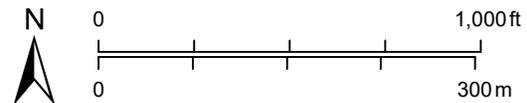
### GENERAL PLAN MAP

#### LEGEND

-  Project Site
-  Sphere of Influence
-  City of
-  Parcel
-  Road
-  Canal

#### General Plan

-  Agriculture
-  Planned Development
-  City of Turlock



# ELUM, INC

## REZ PLN2020-0073

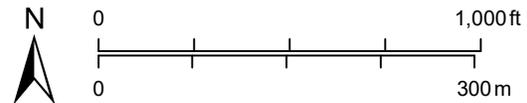
### ZONING MAP

#### LEGEND

-  Project Site
-  Sphere of Influence
-  City of
-  Parcel
-  River
-  Road
-  Canal

#### Zoning Designation

-  General Agriculture 10 Acre
-  General Agriculture 40 Acre
-  Planned Development



CITY

TURLOCK

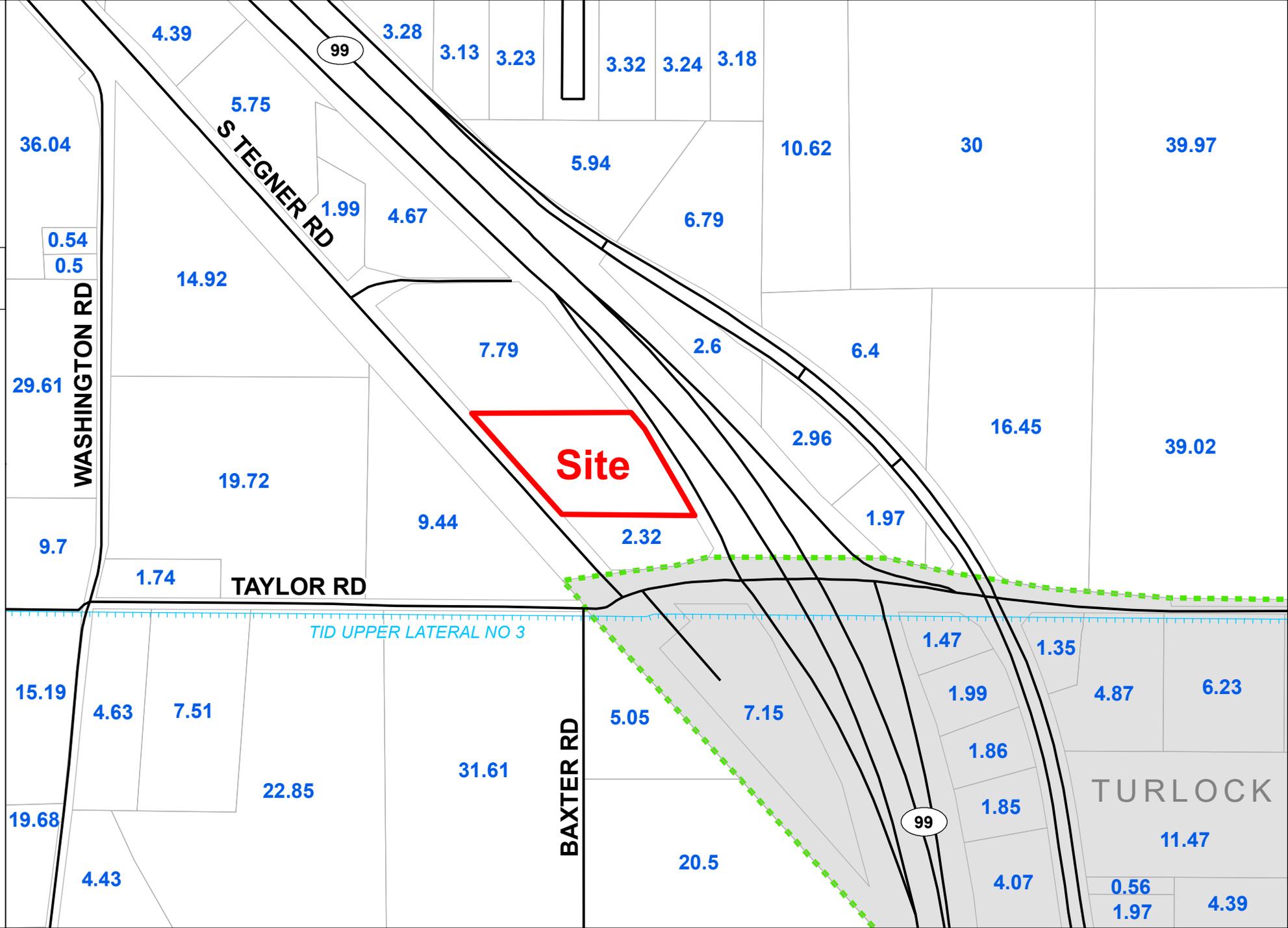
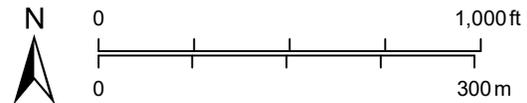
# ELUM, INC

## REZ PLN2020-0073

### ACREAGE MAP

#### LEGEND

-  Project Site
-  Sphere of Influence
-  City of Turlock
-  Parcel/Acres
-  Road
-  Canal



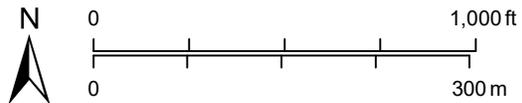
# ELUM, INC

## REZ PLN2020-0073

### 2017 AERIAL AREA MAP

#### LEGEND

-  Project Site
-  Sphere of Influence
-  Road
-  River
-  Canal



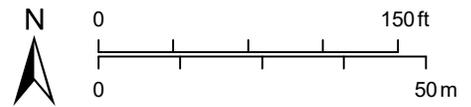
# ELUM, INC

## REZ PLN2020-0073

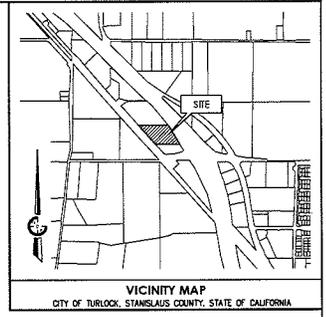
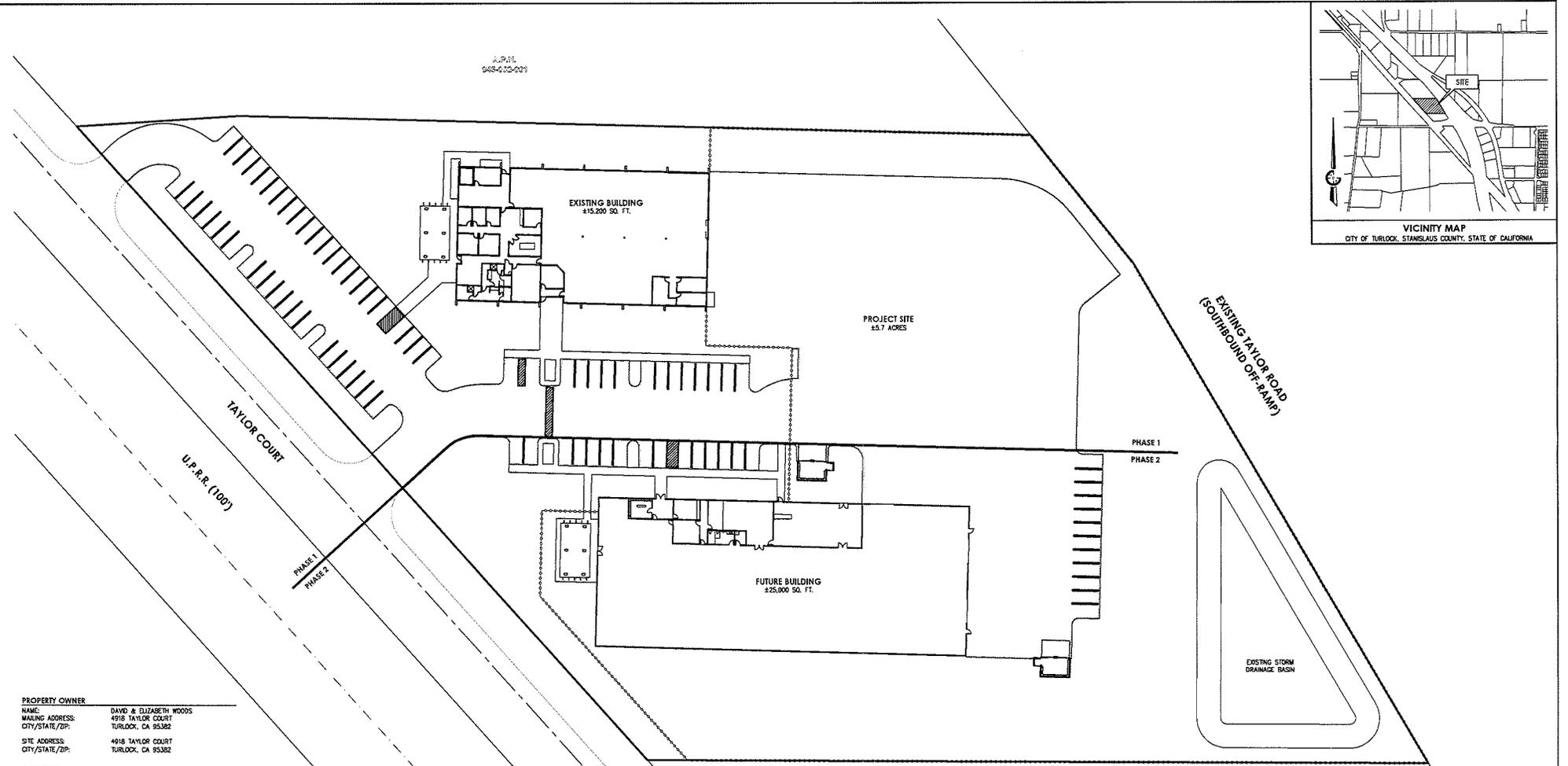
### 2017 AERIAL SITE MAP

#### LEGEND

-  Project Site
-  Road
-  Canal



A.P.N.  
045-022-001



**PROPERTY OWNER**  
 NAME: DAVID & ELIZABETH WOODS  
 MAILING ADDRESS: 4918 TAYLOR COURT, TURLOCK, CA 95382  
 CITY/STATE/ZIP:  
 SITE ADDRESS: 4918 TAYLOR COURT, TURLOCK, CA 95382  
 CITY/STATE/ZIP:

**APPLICANT**  
 NAME: LYN E. BRIGHT  
 CONTACT: RON WEST  
 MAILING ADDRESS: 3625 LOCKWOOD ROAD, CERES, CA 95307  
 CITY/STATE/ZIP:  
 PHONE: 209-955-0895 (RON WEST)

**EXISTING CONDITIONS**  
 A.P.N.: 045-082-003  
 EXISTING PARCELS:  
 EXISTING ACREAGE: 45.72 ACRES  
 EXISTING GENERAL PLAN: PD (PLANNED DEVELOPMENT)  
 EXISTING ZONING: PD (PLANNED DEVELOPMENT)

**NOTES**  
 WATER: ON-SITE WELL  
 SEWER: ON-SITE SEPTIC SYSTEM  
 STORM DRAINAGE: ON-SITE DRAINAGE BASIN  
 1. DEVELOPER RESERVES THE RIGHT TO DEVELOP THE PROJECT IN MULTIPLE PHASES OR SEQUENCE OF PHASES.  
 2. ALL IMPROVEMENTS IN ACCORDANCE WITH STANISLAUS COUNTY IMPROVEMENT STANDARDS.

**PROPERTY DESCRIPTION**  
 A PORTION OF LOT 11 OF THE HARKOV RANCH, AS PER MAP FILED DECEMBER 16, 1912 IN VOL. 7 OF MAPS, AT PAGE 19, STANISLAUS COUNTY RECORDS, LYING IN A PORTION OF THE SOUTH HALF OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 10 EAST, MOUNT DIABLO MERIDIAN.

**PROPOSED PROJECT**  
 PHASE 1 - EXISTING BUILDING  
 PROPOSED RAMP SPACE: 49,600 SQ. FT.  
 PROPOSED OFFICE SPACE: 45,600 SQ. FT.  
 TOTAL AREA: 415,150 SQ. FT.

**PARKING REQUIREMENTS:**  
 • MANUFACTURING: 1 SPACE / EMPLOYEE ON MAX SHIFT PLUS 3  
 ADDITIONAL SPACES OR 1 SPACE PER 300 SQ. FT.  
 • OFFICE: 1 SPACE PER 300 SQ. FT.

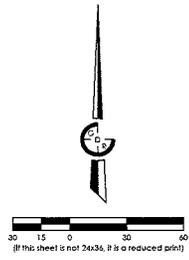
**PARKING STALLS REQUIRED:** 42 STALLS  
**PARKING STALLS PROVIDED:** 58 STALLS

**PHASE 2 - FUTURE EXPANSION**  
 PROPOSED RAMP SPACE: 42,735 SQ. FT.  
 PROPOSED OFFICE SPACE: 42,265 SQ. FT.  
 TOTAL AREA: 425,000 SQ. FT.

**PARKING STALLS REQUIRED:** 42 STALLS  
**PARKING STALLS PROVIDED:** 27 STALLS

**PROJECT TOTAL:**  
 BUILDING SQUARE FOOTAGE: 440,150 SQ. FT.  
 PARKING STALLS REQUIRED: 84 STALLS  
 PARKING STALLS PROVIDED: 85 STALLS

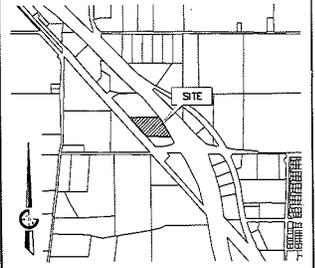
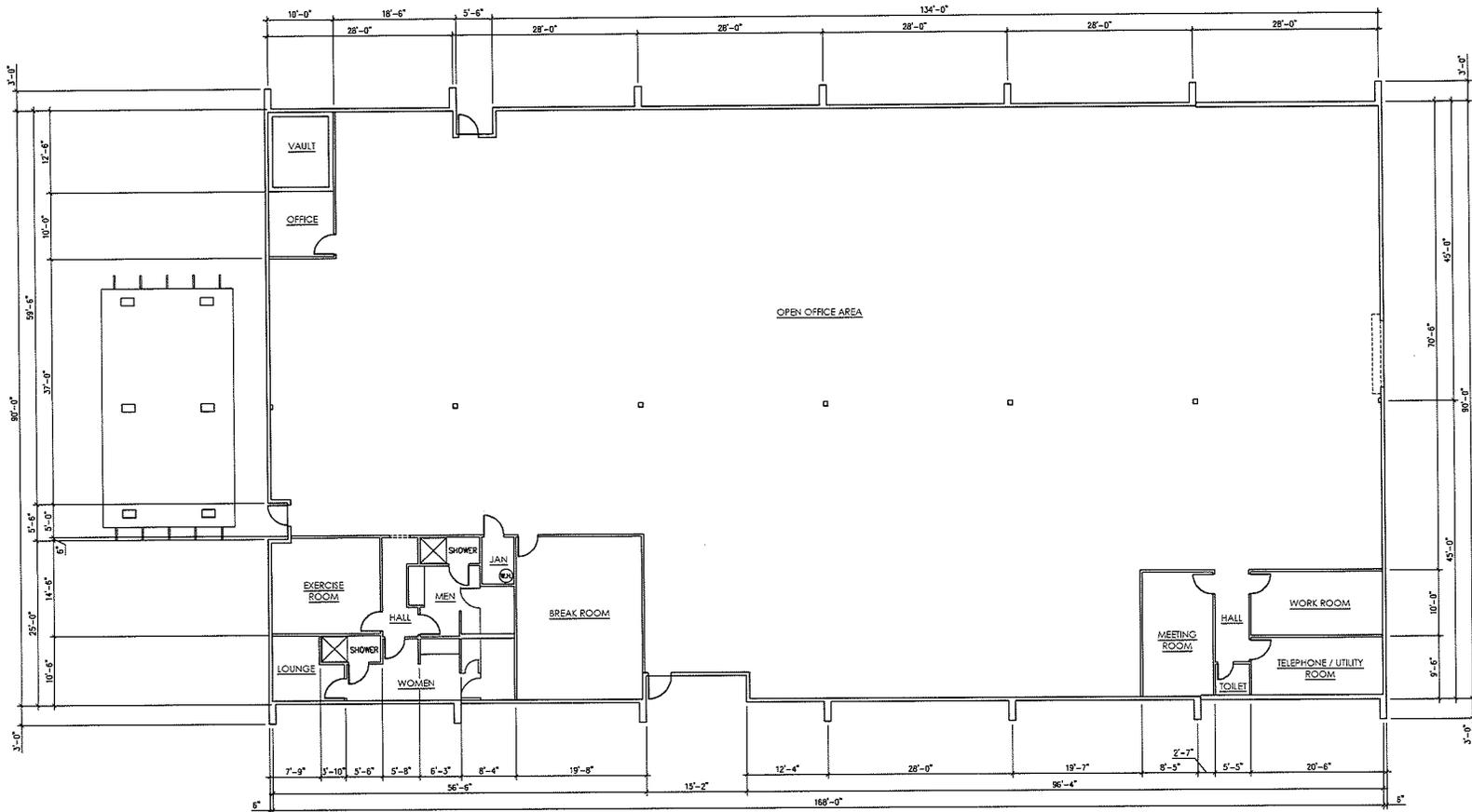
A.P.N.  
045-022-015



**GDR ENGINEERING, INC.**  
 ENGINEERING/SURVEYING/PLANNING  
 3525 MITCHELL ROAD, SUITE G CERES, CA 95307  
 TELEPHONE: (209) 538-3360 FAX: (209) 538-7370  
 WWW.GDRENGINEERING.COM

**CONCEPTUAL PHASING PLAN FOR ELUM INDUSTRIAL CAMPUS**

SCALE: 1"=30'  
 DATE: 06/10/2020  
 PREP BY: J. J. JAMES - Site Phasing  
 DRAWN BY: J. JAMES  
 CHECKED BY: J. JAMES  
 SHEET: 1 OF 1  
 FILE NO.: 200436



**VICINITY MAP**  
CITY OF TURLOCK, STANISLAUS COUNTY, STATE OF CALIFORNIA

**PROPERTY OWNER**  
NAME: DAVID & ELIZABETH WOODS  
MAILING ADDRESS: 4918 TAYLOR COURT  
CITY/STATE/ZIP: TURLOCK, CA 95382

**SITE ADDRESS:** 4918 TAYLOR COURT  
CITY/STATE/ZIP: TURLOCK, CA 95382

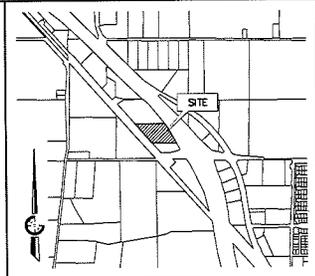
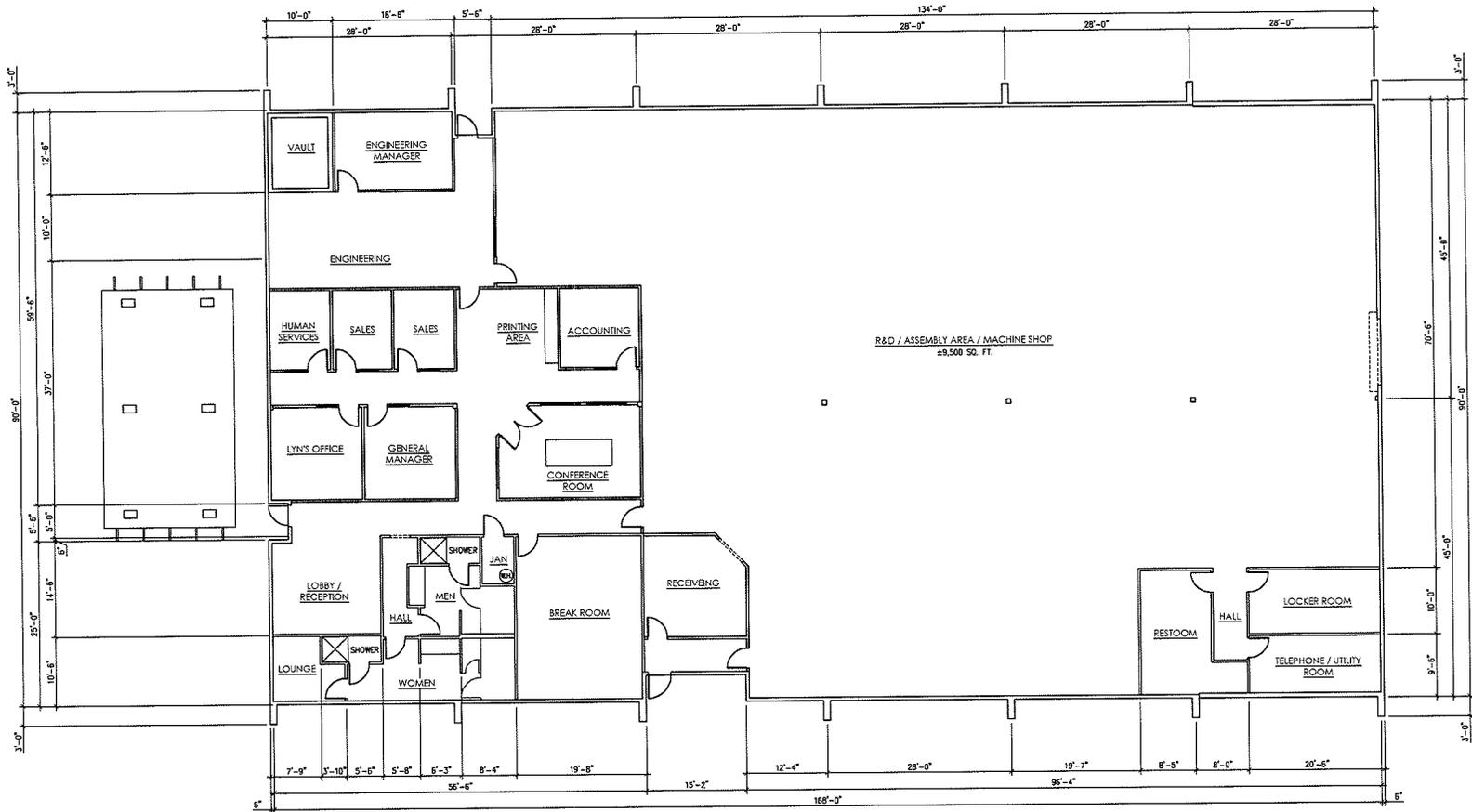
**APPLICANT**  
NAME: LYN E. BRIGHT  
CONTACT: RON WEST  
MAILING ADDRESS: 2625 LOCKWOOD ROAD  
CITY/STATE/ZIP: CERRITOS, CA 95307  
PHONE: 209.985.8893 (RON WEST)

**EXISTING CONDITIONS**  
APRAL: 945-082-003  
EXISTING PARCELS: 1  
EXISTING ACREAGE: 25.72 ACRES  
EXISTING GENERAL PLAN: PD (PLANNED DEVELOPMENT)  
EXISTING ZONING: PD (PLANNED DEVELOPMENT)

**GDR ENGINEERING, INC.**  
ENGINEERING/SURVEYING/PLANNING  
3325 MITCHELL ROAD, SUITE G CERRITOS, CA 95307  
TELEPHONE: (209) 538-3360 FAX: (209) 538-7370  
WWW.GDRENGINEERING.COM

**EXISTING FLOOR PLAN FOR ELUM INDUSTRIAL CAMPUS**

SCALE: 1/8" = 1'-0"  
DATE: 08/20/2020  
DWG NO: 20036-01.dwg - Existing Floor Plans.dwg SHEETS: 1 OF 1  
DESIGNER: J. JANTZ  
CHECKER: J. CHAPMAN



**VICINITY MAP**  
CITY OF TURLOCK, STANISLAUS COUNTY, STATE OF CALIFORNIA

**PROPERTY OWNER**  
 NAME: DAVID & ELIZABETH WOODS  
 MAILING ADDRESS: 4918 TAYLOR COURT  
 TURLOCK, CA 95382  
 CITY/STATE/ZIP:  
 SITE ADDRESS: 4918 TAYLOR COURT  
 TURLOCK, CA 95382

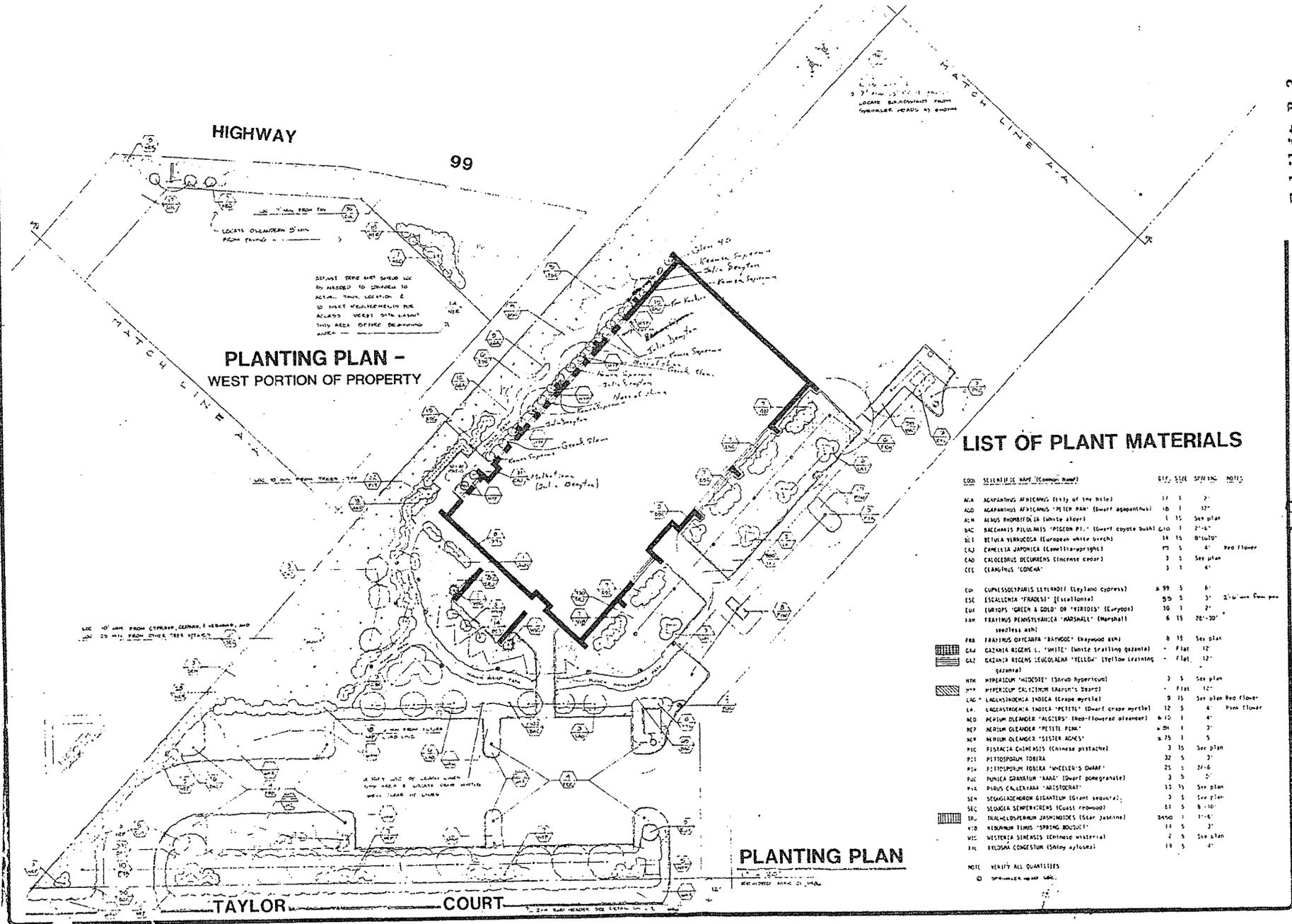
**APPLICANT**  
 NAME: LYN E. BRIGHT  
 CONTACT: RON WEST  
 MAILING ADDRESS: 3628 LOCKWOOD ROAD  
 Ceres, CA 95307  
 PHONE: 209.983.8895 (RON WEST)

**EXISTING CONDITIONS**  
 A.P.N.: 045-062-003  
 EXISTING PARCELS: 1  
 EXISTING ACREAGE: ±3.72 ACRES  
 EXISTING GENERAL PLAN: PD (PLANNED DEVELOPMENT)  
 EXISTING ZONING: PD (PLANNED DEVELOPMENT)

**GDR ENGINEERING, INC.**  
 ENGINEERING/SURVEYING/PLANNING  
 3525 MITCHELL ROAD, SUITE G CERES, CA 95307  
 TELEPHONE: (209) 538-3360 FAX: (209) 538-7370  
 WWW.GDRENGINEERING.COM

**PROPOSED FLOOR PLAN**  
 FOR  
**ELUM INDUSTRIAL CAMPUS**

SCALE: 1/8" = 1'-0"  
 SHEET NO. 2003R-81913 - Proposed Floor Plan.dwg DATE: 09/19/2003  
 DRAWN BY: J. JANTZ  
 CHECKED BY: J. CHAPMAN



**LIST OF PLANT MATERIALS**

CODE	SCIENTIFIC NAME (Common Name)	QTY.	SIZE	SPACING	NOTE
ACA	AGAPANTHUS AFRICANUS (Lily of the Nile)	12	1	2'	
AGD	AGAPANTHUS AFRICANUS "PETER PAN" (Dwarf agapanthus)	10	1	12"	
AGN	ALNUS RHOMBIFOLIA (White alder)	1	15'		See plan
BAC	BACCHARIS PILULIFERA "PISICOE P.I." (Dwarf coyote bush)	210	1	2'-6"	
BEL	BETULA VERTICILLATA (European white birch)	14	15'	8'-10'	
CAL	CAMELLIA JAPONICA (Camellia japonica)	175	5	4'	Red flower
CAO	CALOCORUS DECURENS (Incense cedar)	3	5		See plan
CEC	CELANANUS "COKONA"	3	1	4'	
CUY	CUPRESSODIOPSIS LETLANDII (Elegant cypress)	4	99	5	6'
ESC	ESCALONIA "FRANCES" (Escallonia)	50	5	2'	2'-6" min from curb
EUR	EURYOPS "GREEN & GOLD" OR "VIRIDIS" (Euryops)	10	1	2'	
FAN	FRAXINUS PENNSYLVANICA "MORRIS" (Marshall's white ash)	6	15'	20'-30'	
FRR	FRAXINUS OXYCARPA "RAYWOOD" (Raywood ash)	8	15'		See plan
GAU	GAZANIA REGENS L. "WHITE" (White trailing gazania)				Flat 12"
GAZ	GAZANIA REGENS LEUCOLUNA "YELLOW" (Yellow trailing gazania)				Flat 12"
HYP	HYPERICUM "MIDCOTE" (Shrub hypericum)	3	5		See plan
HYD	HYPERICUM CALICINUM (Laurin's beard)				Flat 12"
LAC	LACINOSTROPHIA INDICA (Lacina myrtle)	8	15'		See plan Red flower
LAE	LAEONASTROPHIA INDICA "PETER" (Dwarf cream myrtle)	12	5	4'	Flam flower
MD	MEDICAGO "MIDCOTE" (Shrub-flowered medicago)	4	10	1	4'
MDP	MEDICAGO "MIDCOTE" (Shrub-flowered medicago)	4	10	1	2'
MDP	MEDICAGO "MIDCOTE" (Shrub-flowered medicago)	4	10	1	2'
PIS	PISTACIA CHINENSIS (Chinese pistache)	3	15'		See plan
PIS	PISTACIUM TIBETANUM	32	5	2'	
PUN	PUNICA GRANATUM "MIDCOTE" (Dwarf pomegranate)	25	5	2'-6"	
PUN	PUNICA GRANATUM "MIDCOTE" (Dwarf pomegranate)	3	5	2'	
SEC	SECOIADENDRON GIGANTUM (Scott redwood)	12	15'		See plan
SEC	SECOIADENDRON GIGANTUM (Scott redwood)	8	5	8'-10'	
TRJ	TRICHOLOPERUM JASMINOIDES (Star jasmine)	2450	1	1'-6"	
VIB	VIBURNUM TILNIS "SPRING BOULE" (Viburnum)	12	5	2'	
WIS	WESTERIA SIMENSIS (Chinese mistletoe)	2	5		See plan
YUC	YUCCA CONGESTA (Shrub yucca)	13	5	4'	

NOTE: VERIFY ALL QUANTITIES  
 © SPRINGER-VERLAG GMBH

Aug 4, 2005 Staff Report Exhibit  
 Woods Furniture PD300



IN WOODS Est. 1950  
Furniture Galleries

OPEN

WARNING  
Low Flying Aircraft



RESSES

FURNITURE

Est. 1950

ACCESSOR

OPEN

NO PARKING

NO PARKING















***Project Description: PLANNED DEVELOPMENT APPLICATION for ELUM, Inc.***

***To Utilize the existing building and property at 4919 Taylor Court, Turlock (APN 045-062-003);  
and allow a future Building on open site acreage.***

**The Property & Building:**

The 5.7-acre site, designated H-1 (Highway Frontage District) in the County General Plan, and zoned PD 300, is at the Highway 99 Taylor Road Exit. One single story, metal building of 15,126 square feet, is in the heavily landscaped northern portion of the site. On the east, a fence encloses a large asphalt area, which serves as the buildings truck access, and secures the generator, one well, communications systems, and other outdoor uses and storage. This fenced area also currently serves as the display and storage for Ulrich Barns, selling small modular barns and cottages. This use would be discontinued. The southern 2+/- acre portion of the site is open, but includes the second well and septic systems, storm drain area. This would be the site of any future new building (see site plan).

Also, east of the building and asphalt is a 77,000-gallon, ground level water "storage tank" for fire use on site and in the area (with an arrangement with Keys Fire Dept).

The building was built as the headquarters and offices of Evans Telephone Company under PD99. In 2006 Woods' Furniture bought the property and converted the uses to commercial and sales through PD300. The site is mostly open land, but heavily landscaped around the building and parking areas. 55 parking spaces are marked around the building, the total of 55 spaces exceeds the current Woods requirements, and those of the proposed Phase I Elum uses. A communications tower of approx. 65 feet rises above the building, used for cable and communications.

**Surrounding Uses:**

EAST: Highway 99 off-ramp; RV Storage for neighboring, portion of RV Sales business.

SOUTH: 99 off-ramp/ Taylor Road; open corner

WEST: Taylor Court; Railroad tracks; truck storage yard.

NORTH: large RV Sales business.

**The Proposed ELUM Uses:**

ELUM, Inc. develops, designs, assembles and sells high-tech, high-speed labeling machines to beverage and other industries, internationally. Their machines are custom built for each user, so there are no showrooms or drop in customers. The Elum R&D and administration is currently operating in a leased facility in Turlock, but machines have been assembled in Mexico. The owner wants to bring the complete operation back to his hometown. The machines are surprisingly simple and not large. The frames and various components are primarily made off-site and delivered, for the machine to be assembled, tested and shipped from this facility. A typical machine shop will be included for Research and Development, small parts, spares, and special needs. No heavy machine work is required.

**Project PHASING**

Two PHASES are envisioned in the ultimate use of this partly- developed site. **Phase 1** is the ELUM use of the existing building, entrances, parking, circulation, landscaping, etc., with no exterior or site changes proposed, except new signs replacing the existing Woods' signs.

A **possible future Phase 2** would add an additional new building on the open land, up to 25,000 square feet. (see site plan). The new building would align with, and share the same metal exterior elevations, colors, building height (15'), landscaping design, etc. as the existing building. A second trellis and employee outdoor sitting area, as exists at the west building entrance, will be included on the west end of the new building, providing architectural consistency and outdoor employee amenities. Both buildings east- side truck accesses, would share the existing paved driveway and fenced asphalt area.

#### **Employees and Work Areas**

**PHASE I (EXISTING BUILDING):** The company will operate in the existing 15,000+ square foot building and should be able to grow considerably before needing future expansion or additional new building(s). **Employees: Phase 1** would employ 20-25 employees, approximately half in office and sales functions, and half in the shop. All visitors, and the office employees, will enter at the main doors on the west end of the building. Offices, sales and conference rooms, and administration will be on that end. The 10-12+ employees with shop related positions in R&D, assembly, testing, etc., and would enter at the south entrance, where the public currently enters the furniture store. Shop uses will utilize the eastern portion of the building, with shipping and receiving, and all truck access, through the (gated) access. UPS Deliveries and shop employees would also use the southern (shop) entrance.

**PHASE 2 (Possible New Future Construction):** As the company grows, additional space may be needed. This phase could include up to 25, 000 square feet, and add an additional 30 employees. A total of 25 in the existing building and 30 more in a future building (55 total), exceeds the expected ultimate staff needs, but planning for parking, etc. will assume those estimates. Maximum expansion would require 85 spaces (see site plan chart), and these can be provided on the other side of the driveway and existing parking bay (see site plan). That plan would provide 85 spaces, one more than required. Space is not limited on site if any additional spaces are ever needed.

#### **Project Phasing & Timing**

Minor renovation and Occupancy of the existing building (Phase 1) would begin in February 2021. The building will have fire sprinklers, and minor interior ceiling and other changes completed early 2021, and occupancy as soon as possible.

Phase 2, new building: Within 5 years of final approvals, Elum will submit a final site plan and building details for County approvals. Detailed building construction plans will be submitted within 18 additional months. Obviously, this could occur sooner.

#### **Business Hours**

Hours of operation would be weekdays 7:00 a.m. to 6:00 p.m., with any weekend work only under special circumstances. If a second shift were ever needed, hours would be extended to 11:00 p.m.

#### **Traffic**

Phase 1 overall traffic to and from the site is expected to be significantly less than the current use, as this is not a retail business. Machine sales and related shipping would be a small fraction of daily furniture sales and deliveries. Customers would typically fly in for meetings for a day or two, negotiate their contracts and return to their state or country. No show rooms are needed, and customer visits would be rare – maybe one or two per day. UPS deliveries would constitute most of the commercial traffic, as machine components are gathered for assembly and testing. UPS type deliveries could occur

4-5 times per day, and semi-truck deliveries and shipping at 2-4 per week. Phase 2 traffic would reflect the same types of numbers, and would be addressed at the time, as appropriate. Both buildings would share the existing fenced area and driveway, so all truck traffic would be restricted to this area.

### **Improvements Proposed**

For Phase 1, NO exterior changes are proposed for the building or site, except the removal of the Woods signs, and replacement with Elum signs. No landscaping changes are planned, and the beautiful mature landscaping will continue to get the same care. No additional parking or asphalt is expected, and no other site changes are imagined. Existing east end doors (shipping and receiving), and the doors of a future building might need to be replaced with a roll up, but other options are being studied.

Minor interior improvements will be needed, mostly (1) removal in the center section, of a portion of the dropped acoustic ceiling over the existing retail sales and showroom, (2) fire sprinklers, and (3) new offices built per the approved floor plan.. The 15-foot-high metal roof is currently exposed in the east half of the building, but an additional portion in the center would need to be opened for shop functions. The existing ceilings would be kept over all office uses on the west end. The original phone company use provided a unique under-floor system of large conduit (for lots of phone wires previously) which could make fire sprinkler systems unusually easy to design and install. Two on-site (connected) wells, a back-up generator, the 77,000-gallon on-site water storage, and two fire hydrants adjacent to the building should continue to provide fire protection and allow the new sprinkler system. Any Phase 2 expansions would include current sprinkler and other building requirements.

### **Landscaping**

The lush, mature landscaping makes this simple metal building a very attractive business oasis, especially in its surroundings. This landscaping will continue to receive the care and attention it has for decades, and future phase 2 landscaping will replicate the existing plants lists, patterns, and appearance. Attached are photos of the landscaping on various sides of the building and in parking areas. Redwoods, large shade trees, and the combinations of low and medium height plantings create an inviting appearance and atmosphere. Small lawn areas in special places add a cool, green feel, and the combined atmosphere is planned to be campus like. A future phase 2 plan would include detailed landscape, irrigation, and other plans. (See photos)

### **Justification for ELUM Uses**

The County General Plan designates the site as H-1 Highway frontage, but the original PD99 allowed a unique phone company use. The Woods PD300 kept administrative office and sales uses, but added retail on-site sales, and movement of large quantities of product. Similar Elum uses of office, sales, shipping and receiving, etc. would continue, with much lesser intensities. The machine business would replace the furniture sales. The underlying zoning, should easily permit the fairly light intensity Elum uses, surrounded by the freeway, off-ramp, railroad tracks, County road, and heavy RV vehicle sales.

### **Ag Buffer and Setback Guidelines Statement (Appendix A of Ag Element)**

With the addition of a future building ("expanding uses"), the Buffer and Setback Guidelines in the County General Plan Ag Element apply. In this case, the nearby areas designated Ag (A-2) are to the west, buffered by Taylor Court and railroad tracks. To the north and east the existing building, landscaping, etc. adjoin the RV center and 99 offramp. To the south, even with a new building, the site

plan allows considerable open space adjoining the one small corner parcel. Existing and new fencing will prevent any access from our site to any applicable parcels.



# APPLICATION QUESTIONNAIRE

<p><u>Please Check all applicable boxes</u>  <b>APPLICATION FOR:</b>  <i>Staff is available to assist you with determining which applications are necessary</i></p> <table style="width: 100%; border: none;"> <tr> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> General Plan Amendment  <input checked="" type="checkbox"/> Rezone  <input type="checkbox"/> Use Permit  <input type="checkbox"/> Variance  <input type="checkbox"/> Historic Site Permit         </td> <td style="width: 50%; vertical-align: top;"> <input type="checkbox"/> Subdivision Map  <input type="checkbox"/> Parcel Map  <input type="checkbox"/> Exception  <input type="checkbox"/> Williamson Act Cancellation  <input type="checkbox"/> Other _____         </td> </tr> </table>	<input type="checkbox"/> General Plan Amendment <input checked="" type="checkbox"/> Rezone <input type="checkbox"/> Use Permit <input type="checkbox"/> Variance <input type="checkbox"/> Historic Site Permit	<input type="checkbox"/> Subdivision Map <input type="checkbox"/> Parcel Map <input type="checkbox"/> Exception <input type="checkbox"/> Williamson Act Cancellation <input type="checkbox"/> Other _____	<p><b>PLANNING STAFF USE ONLY:</b></p> <p>Application No(s): <u>PUN REG 2020 - 0073</u>          Date: <u>8/11/20</u>          S <u>32</u> T <u>4</u> R <u>10</u>          GP Designation: <u>Planned Development</u>          Zoning: <u>P-D (300)</u>          Fee: <u>11,620</u>          Receipt No. <u>556403</u>          Received By: <u>KCO</u>          Notes: _____</p>
<input type="checkbox"/> General Plan Amendment <input checked="" type="checkbox"/> Rezone <input type="checkbox"/> Use Permit <input type="checkbox"/> Variance <input type="checkbox"/> Historic Site Permit	<input type="checkbox"/> Subdivision Map <input type="checkbox"/> Parcel Map <input type="checkbox"/> Exception <input type="checkbox"/> Williamson Act Cancellation <input type="checkbox"/> Other _____		

In order for your application to be considered COMPLETE, please answer all applicable questions on the following pages, and provide all applicable information listed on the checklist on pages i – v. Under State law, upon receipt of this application, staff has 30 days to determine if the application is complete. We typically do not take the full 30 days. It may be necessary for you to provide additional information and/or meet with staff to discuss the application. Pre-application meetings are not required, but are highly recommended. An incomplete application will be placed on hold until all the necessary information is provided to the satisfaction of the requesting agency. An application will not be accepted without all the information identified on the checklist.

Please contact staff at (209) 525-6330 to discuss any questions you may have. Staff will attempt to help you in any way we can.

## PROJECT INFORMATION

**PROJECT DESCRIPTION:** (Describe the project in detail, including physical features of the site, proposed improvements, proposed uses or business, operating hours, number of employees, anticipated customers, etc. – Attach additional sheets as necessary)

*\*Please note: A detailed project description is essential to the reviewing process of this request. In order to approve a project, the Planning Commission or the Board of Supervisors must decide whether there is enough information available to be able to make very specific statements about the project. These statements are called "Findings". It is your responsibility as an applicant to provide enough information about the proposed project, so that staff can recommend that the Commission or the Board make the required Findings. Specific project Findings are shown on pages 17 – 19 and can be used as a guide for preparing your project description. (If you are applying for a Variance or Exception, please contact staff to discuss special requirements).*

P.D. Rezone for ELUM, Inc. to occupy, and possibly expand the property at 4918 Taylor Court, Turlock (APN 045-062-003). Initially, and for the current needs, Elum would convert the existing Furniture Retail building of 15,000+ S.F., into the Administrative, sales, marketing, Engineering, R&D, and machine assembly facility. (See Project Desc.)

# PROJECT SITE INFORMATION

Complete and accurate information saves time and is vital to project review and assessment. Please complete each section entirely. If a question is not applicable to your project, please indicated this to show that each question has been carefully considered. Contact the Planning & Community Development Department Staff, 1010 10<sup>th</sup> Street - 3<sup>rd</sup> Floor, (209) 525-6330, if you have any questions. Pre-application meetings are highly recommended.

ASSESSOR'S PARCEL NUMBER(S): Book 045 Page 062 Parcel 003

Additional parcel numbers: none  
Project Site Address  
or Physical Location: 4918 Taylor Court

Turlock, Ca. 95382-9579

Property Area: Acres: 5.7 or Square feet: \_\_\_\_\_

Current and Previous Land Use: (Explain existing and previous land use(s) of site for the last ten years)

Currently WOODS FURNATURE ; Previously EVANS TELEPHONE

List any known previous projects approved for this site, such as a Use Permit, Parcel Map, etc.: (Please identify project name, type of project, and date of approval)

- ✓ Evans Telephone PD 99: Headquarters, offices, business center.
- ✓ Woods Furniture PD 300: offices & Retail Sales

Existing General Plan & Zoning: Highway Frontage - PD 300

Proposed General Plan & Zoning: No GP Change - New PD only  
(if applicable)

ADJACENT LAND USE: (Describe adjacent land uses within 1,320 feet (1/4 mile) and/or two parcels in each direction of the project site)

East: Freeway offramp & 99 Freeway

West: Taylor Ct; Railroad tracks; Truck storage

North: RV Sales; Freeway offramp

South: open "corner" parcel where offramp Taylor Ct connect. with Taylor Road & truck storage

WILLIAMSON ACT CONTRACT:

Yes  No  Is the property currently under a Williamson Act Contract?  
Contract Number: \_\_\_\_\_

If yes, has a Notice of Non-Renewal been filed?

Date Filed: N/A

Yes  No

Do you propose to cancel any portion of the Contract?

Yes  No

Are there any agriculture, conservation, open space or similar easements affecting the use of the project site. (Such easements do not include Williamson Act Contracts)

If yes, please list and provide a recorded copy: \_\_\_\_\_

**SITE CHARACTERISTICS:** (Check one or more)

Flat  Rolling  Steep

**VEGETATION:** What kind of plants are growing on your property? (Check one or more)

Field crops  Orchard  Pasture/Grassland  Scattered trees

Shrubs  Woodland  River/Riparian  Other

Explain Other: Beautiful, mature landscaping around Building, and open remainder.

Yes  No

Do you plan to remove any trees? (If yes, please show location of trees planned for removal on plot plan and provide information regarding transplanting or replanting.)

**GRADING:**

Yes  No

Do you plan to do any grading? (If yes, please indicate how many cubic yards and acres to be disturbed. Please show areas to be graded on plot plan.) \_\_\_\_\_

**STREAMS, LAKES, & PONDS:**

Yes  No

Are there any streams, lakes, ponds or other watercourses on the property? (If yes, please show on plot plan)

Yes  No

Will the project change any drainage patterns? (If yes, please explain – provide additional sheet if needed) \_\_\_\_\_

Yes  No

Are there any gullies or areas of soil erosion? (If yes, please show on plot plan)

Yes  No

Do you plan to grade, disturb, or in any way change swales, drainages, ditches, gullies, ponds, low lying areas, seeps, springs, streams, creeks, river banks, or other area on the site that carries or holds water for any amount of time during the year? (If yes, please show areas to be graded on plot plan)

**Please note: If the answer above is yes, you may be required to obtain authorization from other agencies such as the Corps of Engineers or California Department of Fish and Game.**

**STRUCTURES:**

Yes  No

Existing Bldg  
Are there structures on the site? (If yes, please show on plot plan. Show a relationship to property lines and other features of the site.)

Yes  No

Will structures be moved or demolished? (If yes, indicate on plot plan.)

Yes  No

Do you plan to build new structures? (If yes, show location and size on plot plan.)

possible future Phase II - new bldg on open area

Yes  No

Are there buildings of possible Historical significance? (If yes, please explain and show location and size on plot plan.)

**PROJECT SITE COVERAGE:**

(7% of Site)

Existing Building Coverage: 15,000<sup>sq ft</sup> Sq. Ft.

Landscaped Area: \_\_\_\_\_ Sq. Ft.

Proposed Building Coverage: 25,000 Sq. Ft.

Paved Surface Area: \_\_\_\_\_ Sq. Ft.

\* 16% of Site  
+ (40,000 TOTAL) + 15,000 Existing

**BUILDING CHARACTERISTICS:**

(see site plan)

Size of new structure(s) or building addition(s) in gross sq. ft.: (Provide additional sheets if necessary)

Existing Bldg @ 15,126 sq. ft. + Possible Future Bldg @ 25,000

Number of floors for each building: one

Building height in feet (measured from ground to highest point): (Provide additional sheets if necessary)

Single story - Existing & Proposed Bldgs

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

15' Building ht; Existing Communications tower @ 60'

Proposed surface material for parking area: (Provide information addressing dust control measures if non-asphalt/concrete material to be used)

Existing asphalt driveways, parking, etc. to remain as is. Phase II to be added per future approvals & plans.

**UTILITIES AND IRRIGATION FACILITIES:**

Yes  No

Are there existing public or private utilities on the site? Includes telephone, power, water, etc. (If yes, show location and size on plot plan)

Who provides, or will provide the following services to the property?

Electrical: T.I.D.

Sewer\*: On site Septic

Telephone: Frontier

Gas/Propane: on site storage tank

Water\*\*: 2 on site wells

Irrigation: N/A

\* 2 Fire Hydrants

\* 77,000 Gallon on-site water storage pond (covered "pool") for fire use. Sharing agreement with Keys Fire Dist. for use.

\*Please Note: A "will serve" letter is required if the sewer service will be provided by City, Sanitary District, Community Services District, etc.

\*\*Please Note: A "will serve" letter is required if the water source is a City, Irrigation District, Water District, etc., and the water purveyor may be required to provide verification through an Urban Water Management Plan that an adequate water supply exists to service your proposed development.

Will any special or unique sewage wastes be generated by this development other than that normally associated with resident or employee restrooms? Industrial, chemical, manufacturing, animal wastes? (Please describe:)

No -

Please Note: Should any waste be generated by the proposed project other than that normally associated with a single family residence, it is likely that Waste Discharge Requirements will be required by the Regional Water Quality Control Board. Detailed descriptions of quantities, quality, treatment, and disposal may be required.

Yes  No  Are there existing irrigation, telephone, or power company easements on the property? (If yes, show location and size on plot plan.)

Yes  No  Do the existing utilities, including irrigation facilities, need to be moved? (If yes, show location and size on plot plan.)

Yes  No  Does the project require extension of utilities? (If yes, show location and size on plot plan.)

Phase II would require on-site extensions only

**AFFORDABLE HOUSING/SENIOR:**

~~N/A~~ Yes  No  Will the project include affordable or senior housing provisions? (If yes, please explain)

**RESIDENTIAL PROJECTS:** (Please complete if applicable – Attach additional sheets if necessary)

Total No. Lots: N/A Total Dwelling Units: \_\_\_\_\_ Total Acreage: \_\_\_\_\_

Net Density per Acre: N/A Gross Density per Acre: \_\_\_\_\_

(complete if applicable)	Single Family	Two Family Duplex	Multi-Family Apartments	Multi-Family Condominium/Townhouse
Number of Units:	_____	_____	_____	_____
Acreage:	_____	_____	_____	_____

**COMMERCIAL, INDUSTRIAL, MANUFACTURING, RETAIL, USE PERMIT, OR OTHER PROJECTS:** (Please complete if applicable – Attach additional sheets if necessary)

Square footage of each existing or proposed building(s): see previous questions and Project description.

Type of use(s): \_\_\_\_\_

Days and hours of operation: M-F 7 AM - 6 PM  
And weekends or evenings

Seasonal operation (i.e., packing shed, huller, etc.) months and hours of operation: N/A

Occupancy/capacity of building: (unsure) (woods) Currently 20+ employees and unknown number of customers, delivery people, etc.

Number of employees: (Maximum Shift): 18-20 (Phase I) (Minimum Shift): 6-8 (Phase I)

Estimated number of daily customers/visitors on site at peak time: 2-3

Other occupants: none typically (current small home business to be moved off site)

Estimated number of truck deliveries/loadings per day: 1-2 (Phase I); 3-5 (Phase II)

Estimated hours of truck deliveries/loadings per day: 7 AM - 5 PM

Estimated percentage of traffic to be generated by trucks: Semis @ 5% or less; UPS @ 7%

Estimated number of railroad deliveries/loadings per day: 0

Square footage of: Note: 55 Existing, marked Parking Spaces around Bldg  
Office area: \_\_\_\_\_ Warehouse area: \_\_\_\_\_

see exhibits

Sales area: \_\_\_\_\_ Storage area: \_\_\_\_\_

Loading area: \_\_\_\_\_ Manufacturing area: \_\_\_\_\_

Other: (explain type of area) \_\_\_\_\_

Yes  No  Will the proposed use involve toxic or hazardous materials or waste? (Please explain)  
None

**ROAD AND ACCESS INFORMATION:**

What County road(s) will provide the project's main access? (Please show all existing and proposed driveways on the plot plan)  
Taylor Court

Yes  No  Are there private or public road or access easements on the property now? (If yes, show location and size on plot plan)

Yes  No  Do you require a private road or easement to access the property? (If yes, show location and size on plot plan)

Yes  No  Do you require security gates and fencing on the access? (If yes, show location and size on plot plan)

*existing gated/fenced area on East - Fire Dept has Knox box*

Please Note: Parcels that do not front on a County-maintained road or require special access may require approval of an Exception to the Subdivision Ordinance. Please contact staff to determine if an exception is needed and to discuss the necessary Findings.

**STORM DRAINAGE:**

How will your project handle storm water runoff? (Check one)  Drainage Basin  Direct Discharge  Overland  
 Other: *N.A. onsite* (please explain) \_\_\_\_\_

If direct discharge is proposed, what specific waterway are you proposing to discharge to? \_\_\_\_\_  
*None*

Please Note: If direct discharge is proposed, you will be required to obtain a NPDES permit from the Regional Water Quality Control Board, and must provide evidence that you have contacted them regarding this proposal with your application.

**EROSION CONTROL:**

If you plan on grading any portion of the site, please provide a description of erosion control measures you propose to implement.

*Long established site improvements ~ no existing ungraded area.*

Please note: You may be required to obtain an NPDES Storm Water Permit from the Regional Water Quality Control Board and prepare a Storm Water Pollution Prevention Plan.

**ADDITIONAL INFORMATION:**

Please use this space to provide any other information you feel is appropriate for the County to consider during review of your application. (Attach extra sheets if necessary)

*Even high-tech tableing machines, are modern, "light weight", assemblies of components, a fraction of the size, weight & mass of earlier - and still other competitors - machines. Little machine shop activity is required, as components - including frames - are built off site & assembled here. A machine shop area is still needed & proposed.*

**CENTRAL CALIFORNIA INFORMATION CENTER**

*California Historical Resources Information System*

Department of Anthropology – California State University, Stanislaus

One University Circle, Turlock, California 95382

(209) 667-3307



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*Alpine, Calaveras, Mariposa, Merced, San Joaquin, Stanislaus & Tuolumne Counties*

**Date:** 8/7/2020

**Records Search File #:** 11467N

**Project:** 4918 Taylor Court,  
Turlock, CA; 5.6+/- acres;  
Woods Building Project

Mr. Lyn Bright  
C/O Ron West, Consultant  
P.O. Box 1166  
Patterson, CA 95363  
209-985-8895

ronwest.associates@gmail.com

Dear Sirs:

We have conducted a records search as per your request for the above-referenced project area located on the Ceres USGS 7.5-minute quadrangle map in Stanislaus County.

Search of our files includes review of our maps for the specific project area and the immediate vicinity of the project area, and review of the following:

National Register of Historic Places (NRHP)  
California Register of Historical Resources (CRHR)  
*California Inventory of Historic Resources (1976)*  
*California Historical Landmarks*  
California Points of Historical Interest listing  
Office of Historic Preservation Built Environment Resource Directory (BERD) and the  
Archaeological Determinations of Eligibility (ADOE)  
*Survey of Surveys (1989)*  
Caltrans State and Local Bridges Inventory  
General Land Office Plats  
Other pertinent historic data available at the CCaIC for each specific county

The following details the results of the records search:

**Prehistoric or historic resources within the project area:**

- There are no formally recorded prehistoric or historic archaeological resources or historic buildings or structures within the project area.
- The General Land Office Survey Plat for T4S R10E (Sheet 44-245, dated 1853-1854) does not show any historic features within Section 32, which was not subdivided into smaller parcels at that time.

- Bureau of Land Management Records indicate that in May of 1869 Timothy Paige purchased Section 32, T4S, R10E.
- The Official Map of the County of Stanislaus, California dated 1906 shows O. McHenry as the landowner at that time.
- The 1916 edition of the Ceres USGS quadrangle shows the Southern Pacific Railroad west of the project area.
- The 1953 edition of the Ceres 7.5' quadrangle shows cropland in the vicinity of the project area.

**Prehistoric or historic resources within the immediate vicinity of the project area:** There are no formally recorded prehistoric or historic archaeological resources or historic buildings or structures within the immediate vicinity of the project area, other than an unrecorded segment of the Southern Pacific Railroad (referenced above).

**Resources that are known to have value to local cultural groups:** None has been formally reported to the Information Center.

**Previous investigations within the project area:** None has been formally reported to the Information Center.

**Recommendations/Comments:**

- Based on existing data in our files the project area has a low sensitivity for the possible discovery of prehistoric or historic archaeological resources or historic buildings or structures.
- Please be advised that a historical resource is defined as a building, structure, object, prehistoric or historic archaeological site, or district possessing physical evidence of human activities over 45 years old. Since the project area has not been subject to previous investigations, there may be unidentified features involved in your project that are 45 years or older and considered as historical resources requiring further study and evaluation by a qualified professional of the appropriate discipline.
- If the current project does not include ground disturbance, further study for archaeological resources is not recommended at this time. If ground disturbance is considered a part of any future project, we recommend further review for the possibility of identifying Native American and historic-era archaeological resources.
- If at any time you might require the services of a qualified professional the Statewide

Referral List for Historical Resources Consultants is posted for your use on the internet at <http://chrisinfo.org>

- If archaeological resources are encountered during any project-related activities, work should be temporarily halted in the vicinity of the discovered materials and workers should avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. Project personnel should not collect cultural resources.
- If human remains are discovered, California Health and Safety Code Section 7050.5 requires you to protect the discovery and notify the county coroner, who will determine if the find is Native American. If the remains are recognized as Native American, the coroner shall then notify the Native American Heritage Commission (NAHC). California Public Resources Code Section 5097.98 authorizes the NAHC to appoint a Most Likely Descendant (MLD) who will make recommendations for the treatment of the discovery.

Due to processing delays and other factors, not all of the historical resource reports and resource records that have been submitted to the State Office of Historic Preservation are available via this records search. Additional information may be available through the federal, state, and local agencies that produced or paid for historical resource management work in the search area. Additionally, Native American tribes have historical resource information not in the CHRIS Inventory, and you should contact the California Native American Heritage Commission for information on local/regional tribal contacts.

The California Office of Historic Preservation (OHP) contracts with the California Historical Resources Information System's (CHRIS) regional Information Centers (ICs) to maintain information in the CHRIS inventory and make it available to local, state, and federal agencies, cultural resource professionals, Native American tribes, researchers, and the public. Recommendations made by IC coordinators or their staff regarding the interpretation and application of this information are advisory only. Such recommendations do not necessarily represent the evaluation or opinion of the State Historic Preservation Officer in carrying out the OHP's regulatory authority under federal and state law.

We thank you for contacting this office regarding historical resource preservation. Please let us know when we can be of further service. Please sign and return the attached **Access Agreement Short Form**.

**Note:** Billing will be transmitted separately via email from the Financial Services office (\$150.00), payable within 60 days of receipt of the invoice.

**If you wish to include payment by Credit Card, you must wait to receive the official invoice from Financial Services so that you can reference the CMP # (Invoice Number), and then contact the link below:**

<https://commerce.cashnet.com/ANTHROPOLOGY>

Sincerely,

*E. A. Greathouse*

E. A. Greathouse, Coordinator  
Central California Information Center  
California Historical Resources Information System

Copy of invoice to Laurie Marroquin, Financial Services ([lamarroquin@csustan.edu](mailto:lamarroquin@csustan.edu))