



PROPERTY OWNER

NAME: McDONALD / SOUZA PROPERTIES A CALIFORNIA GENERAL PARTNERSHIP
 MAILING ADDRESS: 1301 SOUTH AVENUE, TURLOCK, CA 95380
 CITY/STATE/ZIP:
 SITE ADDRESS: 601 N. SODERQUIST ROAD, TURLOCK, CA 95380
 CITY/STATE/ZIP:

APPLICANT

NAME: CARSON HYBRID ENERGY STORAGE
 CONTACT: OLIVIA GOLDBETH
 MAILING ADDRESS: 4532 EAST CESAR E DIAZ AVENUE, LOS ANGELES, CA 90022
 CITY/STATE/ZIP:
 PHONE: 605.944.2476
 EMAIL: ogold@carsonhcs.com
 SITE ADDRESS: 601 N. SODERQUIST ROAD, TURLOCK, CA 95380
 CITY/STATE/ZIP:

EXISTING CONDITIONS

A.P.N.: 050-001-038
 EXISTING PARCELS: 1
 EXISTING ACREAGE: 4.912 ACRES
 EXISTING GENERAL PLAN: I (INDUSTRIAL)
 WESTSIDE INDUSTRIAL SPECIFIC PLAN: I (INDUSTRIAL)
 EXISTING ZONING:
 EXISTING CONDITIONS: VACANT

PROPOSED PROJECT

PROPOSED PARCELS: 1
 PROPOSED BUILDINGS: 2
 BUILDING A: 90,000 S.F.
 BUILDING B: 40,950 S.F.
 BUILDING TOTAL: 130,950 S.F.

PARKING REQUIREMENTS:
 1 STALL PER 1,000 S.F.
 PARKING STALLS REQUIRED: 131 STALLS
 PARKING STALLS PROVIDED:
 STANDARD (9'x18'): 41 STALLS
 STANDARD (9'x20'): 90 STALLS
 TOTAL STALLS: 131 STALLS

* ALL STALLS WILL BE ELECTRIC VEHICLE ACCESSIBLE

- NOTES**
- WATER: CITY OF TURLOCK
 SEWER: CITY OF TURLOCK
 STORM DRAINAGE: ON-SITE STORAGE
- DEVELOPER RESERVES THE RIGHT TO DEVELOP THE PROJECT IN MULTIPLE PHASES OR SEQUENCE OF PHASES.
 - ALL IMPROVEMENTS IN ACCORDANCE WITH THE CITY OF TURLOCK IMPROVEMENT STANDARDS.



DATE SIGNED: _____

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 SITE PLAN & UTILITY PLAN
 FOR
CARSON HYBRID ENERGY STORAGE

SCALE: 1"=40' DATE: 12/15/2021
 SHEET NO. AC2021-0077 Site & Utility Planning DATE: 1 of 1
 DRAWN BY: H. SAUERBAUGH
 CHECKED BY: J. SOUZA
 DATE: 12/15/2021