



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: 884 W Main Street, Ste B
ASSESSOR'S PARCEL NUMBER: 50 - 03 - 46 AREA OF PROPERTY (ACRES OR SQUARE FEET): 23,123.6 sq
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: to construct an 1800 sq. Office Bldg w/ reg'd Parking

Applicant Information

NOTE: Information provided on this application is considered public record and will be released upon request by a

APPLICANT Arrizon PHONE NO. 632-5180 E-

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

Property Owner Info

Office Use Only

APPLICATION TYPE & NO. MDP 17-18

DATE RECEIVED: 12/4/17

CASH _____ OR CHECK NO. _____

CHECKED BY: AW

PC HEARING DATE: _____

CC HEARING DATE: _____

PLANNER'S NOTES: _____

PLEASE NOTE:

THIS APPLICATION FORM
(ALONG WITH THE REQUIRED
ATTACHMENTS AND EXHIBITS)
IS MADE AVAILABLE TO THE PUBLIC
ON THE CITY'S WEBSITE AND IN THE CITY'S FILES.

IF THERE IS
SENSITIVE INFORMATION CONTAINED WITHIN THE
APPLICATION, PLEASE CONTACT THE
PLANNING DIVISION AT (209) 668-5640
BEFORE SUBMITTING
THE APPLICATION.

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: New Office Bldg for Arrizon Family

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

To construct a new 1800 sq. ft. Office Bldg on remaining undeveloped portion of (E) parcel; w/ required parking stalls.

PROPERTY OWNER'S NAME: Angela Arrizon

Mailing Address: 334 W Main Street TURLOCK, CA

Telephone: Business (209) 632-5180 Home () -

PROJECT SITE INFORMATION:

Property Address or Location: 334 W. Main Street

Property Assessor's Parcel Number: 510-03-46

Property Dimensions: 124' x 282' irregular shaped

Property Area: Square Footage 23,236 sq. ft. Acreage

Site Land Use: Undeveloped/Vacant X Developed X

If developed give building(s) square footage 5240 sq. ft.

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LAND USE DESIGNATIONS:

ZONING: Current: CC
 Proposed (If applicable): same
 GENERAL PLAN Current: —
 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 Commercial & Residential
 South Residential
 East Commercial
 West Residential

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)

Existing 60% developed site w/a 4040 sq Office Bldg, parking lot
& 1200 sq Carport structure, with remaining Undeveloped 8200 sq
dirt area for future/proposed Building.

Are there any trees, bushes or shrubs on the project site? NO If yes, are any to be removed? —
 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) Office Use & Carport

Proposed Use of Existing Structure(s) same continued uses

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? NO 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):

Existing Metal Bldg's w/ metal siding, stucco & metal Roofing.

Proposed Building Characteristics

Size of any new structure(s) or building addition(s) in gross sq. ft. 1800 sq. ft.

Building height in feet (measured from ground to highest point): 18 ft.

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

18'-6"

Project site coverage:

Building Coverage: 7040 Sq.Ft. 30 %

Landscaped Area: 1231 Sq.Ft. 5 %

Paved Surface Area: 14,965 Sq.Ft. 65 %

Total: 23,236 Sq.Ft. 100 100%

Exterior building materials: Stucco, Metal Roofing, Glass & Aluminum Window Frames

Exterior building colors: TB D

Roof materials: Metal

Total number of off-street parking spaces provided: 15
(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 & soffit lights entries at +10' afw

Parking: 12' high Pole light "optional"

Estimated Construction Starting Date 4/15/18 Estimated Completion Date 12/15/18

If the proposal is a component of an overall larger project describe the phases and show them on the site plan: NO

~~**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 ☒ Off ☒ Ret ☐ il

Expected influence: Regional _____ Citywide ☒ Neighborhood ☒

Days and hours of operation: 8 am 5 pm

Total occupancy/capacity of building(s): 58 people

Total number of fixed seats: 0 Total number of employees: 8

Anticipated number of employees per shift: 8

Square footage of:

Office area 5840 sf.

Warehouse area 0

Sales area 0

Storage area 1200 carport (E)

Loading area 0

Manufacturing area 0

Total number of visitors/customers on site at any one time: 15

Other occupants (If Applicable) N/A

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

(Please explain): NO

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

NO

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): 71Projected number of truck deliveries/loadings per day: 2Approximate hours of truck deliveries/loadings each day: 4 hrsWhat are the nearest major streets? W. Main Street & West AveDistance from project? 220 ftAmount of off-street parking provided: 15

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

8 - New Parking Stalls & back-up driveway space, using
existing curb cuts @ W. Main St.

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): 580 gal/day
 Source of Water: City Sewer

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):

580 gals/day

Describe the type of sewage to be generated: Restroom waste

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

No.

SOLID WASTE**Land 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: Commercial Office Amount 5,344 lbs**AIR QUALITY*****Construction Schedule:*****Activity****Approximate Dates**

Demolition

N/A

Trenching

3/15/18

Grading

4/1/18

Paving

7/1/18

Building Construction

4/15/18

Architectural Coatings (includes painting)

12/1/18Total Volume of all Building(s) to be Demolished 0Max Daily Volume of Building(s) to be Demolished 0Total Acreage to be Graded .19Amount of Soil to Import/Export? 8600 SF.

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>

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

_____ 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)

A large, solid black rectangular area that covers the majority of the lower half of the page, indicating that the signature and property owner information have been redacted.

