



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: 700 E Olive Avenue  
ASSESSOR'S PARCEL NUMBER: 061-031-002 AREA OF PROPERTY (ACRES OR SQUARE FEET): 7,272 SF  
EXISTING ZONING: OR  
GENERAL PLAN DESIGNATION: Downtown  
DESCRIBE THE PROJECT REQUEST: Exterior Facade Remodel of 1154 SF Office space Addition

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 George Mauricio PHONE NO. 277-2517 E-MAIL: gmauricio@farmersagent.com  
\*\* Corporate partnerships must provide a list of principals. FAX NO. 667-2604  
ADDRESS OF APPLICANT: 825 W. Hawkeye Ave., TURLOCK, CA 95382  
CONTACT PERSON (If different than applicant): JIM STAN  
[Redacted] tact, correspondence, and billing from the City unless other arrangements are made in  
George Mauricio 8/10/22  
PRINT NAME DATE

Processing application. Yes ☒ No ☐ Applicant's Initials

Property Owner Information

PROPERTY OWNER: George Mauricio PHONE NO. 277-2517 E-MAIL: gmauricio@farmersagent.com  
ADDRESS OF PROPERTY OWNER: 825 W. Hawkeye Ave., TURLOCK, CA 95382  
[Redacted] of the herein described property and that I have familiarized myself with this action requested.  
George Mauricio 8/10/22  
PRINT NAME DATE

Other Use Only

APPLICATION TYPE & NO.: MDP 22-14 DATE RECEIVED: 8/16/22  
CASH ☐ OR CHECK NO.                      / \$                      CHECKED BY:                       
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: Exterior Facade Remodel & Addition

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

to update/renovate the Existing Bldg exterior & add 1,154 SF  
of Addition Office space for current Insurance Office.

PROPERTY OWNER'S NAME: George Mauricio

Mailing Address: 825 W. Hawkeye Ave TURLOCK, CA 95382

Telephone: Business (209) 277-2517 Home ( ) N/A

E-Mail Address: gmauricio@farmersagent.com

APPLICANT'S NAME: (Same as above)

Phone ( ) "

Address: "

Telephone: Business ( ) " Home ( ) N/A

E-Mail Address: "

## PROJECT SITE INFORMATION:

Property Address or Location: 700 E. Olive Avenue

Property Assessor's Parcel Number: 061-031-002

Property Dimensions: 95' x 76.55'

Property Area: Square Footage 7,272 SF Acreage -

Site Land Use: Undeveloped/Vacant \_\_\_\_\_ Developed X

If developed, give building(s) square footage 1756 SF.

**LAND USE DESIGNATIONS:**

ZONING: Current: OR  
 Proposed (If applicable): same / No change

GENERAL PLAN Current: Downtown  
 Proposed (If applicable): same / No change

**DESCRIBE ADJACENT ZONING AND EXISTING LAND USE WITHIN 300 FEET OF PROJECT SITE:****ZONE - EXISTING LAND USE (i.e., residential, commercial, industrial)**

North Commercial

South Commercial

East Commercial

West Residential & Commercial

**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)

Site is already developed w/ Commercial Office Bldg & parking facility, utilities, etc.

Are there any trees, bushes or shrubs on the project site? NO if yes, are any to be removed? N/A  
 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

Proposed Use of Existing Structure(s) Same "

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. —

N/A

Describe age, condition, size, and architectural style of all existing on-site structures (include photos):

Concrete block 1960's buidng w/ old KFC Mansard Roof  
at 1,756 sf.

### Proposed Building Characteristics

Size of any new structure(s) or building addition(s) in gross sq. ft. New 1,154 sf Office Addition

Building height in feet (measured from ground to highest point): new reduced height to be

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:	<u>2910</u>	Sq.Ft.	<u>40</u>	%
	Landscaped Area:	<u>183</u>	Sq.Ft.	<u>3</u>	%
	Paved Surface Area:	<u>4179</u>	Sq.Ft.	<u>57</u>	%
	Total:	<u>7272</u>	Sq.Ft.	<u>100</u>	100%

Exterior building materials: Smooth Stucco, Aluminum storefront door & windows  
Metal or Fabric awnings & Brick.

Exterior building colors: Light Brick, stucco w/ dark metal door & window frames  
(See colored Elevation Scheme)

Roof materials: Metal & Single-ply Roofing

Total number of off-street parking spaces provided: 6  
(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: Decorative LED lighting

Parking: " " "

Estimated Construction Starting Date 9/15/22 Estimated Completion Date 12/15/22

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

N/A

**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:

N/A

	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) Office Use

Expected influence: Regional ☒ Citywide ☒ Neighborhood ☒

Days and hours of operation: 8 am - 5 pm M-F

Total occupancy/capacity of building(s): 29 people

Total number of fixed seats: N/A Total number of employees: 16-20

Anticipated number of employees per shift: 8-10

Square footage of:

Office area 2864 SF. Warehouse area 0

Sales area 0 Storage area 46 SF.

Loading area 0 Manufacturing area 0

Total number of visitors/customers on site at any one time: 4-6

Other occupants (If Applicable) None.

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:

None.

**PROJECT IMPACTS**

(Please compute each specific impact issue per the following criteria)

**TRAFFIC**Land UseWeekday Trip End Generation Rates (100%Occ.)

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): 36Projected number of truck deliveries/loadings per day: 1Approximate hours of truck deliveries/loadings each day: 1What are the nearest major streets? N. Denair Ave & E. Main StreetDistance from project? 0 to 210'Amount of off-street parking provided: 6

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

NA, existing

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.]

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Estimated gallons per day (using information above):

291 galls/day

Source of Water:

(E) City 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)

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Estimate the amount (gallons/day) sewage to be generated (using information above):

291 galls/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 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.]

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Type: Paper Products Amount: 291 lbs  
(office refuse)
AIR QUALITY*Construction Schedule:*ActivityApproximate Dates

Demolition

9/1/2022

Trenching

N/A

Grading

N/A

Paving

N/A

Building Construction

9/15/2022

Architectural Coatings (includes painting)

11/15/2022Total Volume of all Building(s) to be Demolished 0Max Daily Volume of Building(s) to be Demolished 0Total Acreage to be Graded 0Amount of Soil to Import/Export? 0

# 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](http://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: \_\_\_\_\_

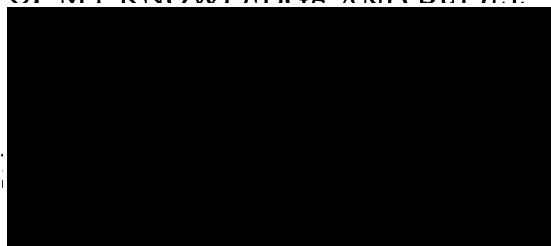
Regulatory ID Number: \_\_\_\_\_

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.



8/10/2022  
\_\_\_\_\_  
Date

George Mauricio  
\_\_\_\_\_  
Print Name and Title of Applicant/Agent

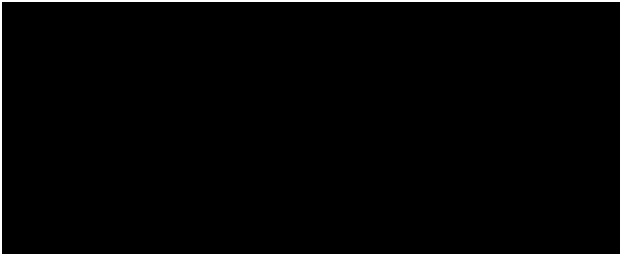
(209) 277-2517  
\_\_\_\_\_  
Phone Number

**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 20;
2. the Acknowledgments/Authorizations/Waivers starting on page 22; and
3. the Indemnification on page 24; and
4. the Department of Fish and Game CEQA Review Filing Fees on page 26.

**Property Owner(s):** (Attach additional sheets. as necessary)

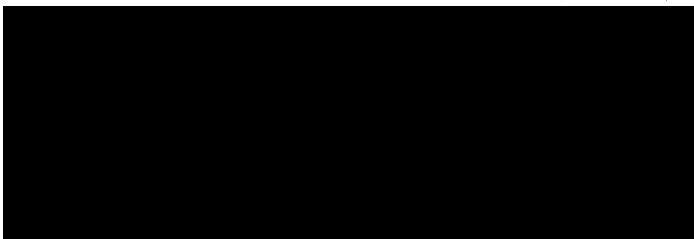


8/16/2022  
Date

George Mauricio / owner  
Print Name and Title of Property Owner

(209) 277-2517  
Phone Number

**Applicant(s):** (If different than above)



8/16/2022  
Date

JIM STANW / Agent Architect  
Print Name and Title of Applicant/Agent

(209) 667-2603  
Phone Number