



**CITY OF TURLOCK DEVELOPMENT SERVICES
PLANNING DIVISION
156 SOUTH BROADWAY, SUITE 120
TURLOCK, CA 95380 209/668-5640**

UNIFORM APPLICATION FORM

(PLEASE PRINT OR TYPE)

Project Information

PROJECT ADDRESS: 1118 S. Tegner Road, Turlock, CA

ASSESSOR'S PARCEL NUMBER: 044 . 010 . 071 AREA OF PROPERTY (ACRES OR SQUARE FEET): _____

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: Permit to operate a dog kennel "Top Notch Kennels"
consisting of 16,000 square feet of building. see plot plan attached

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 Lisa Moore PHONE NO. 209-484-2259 E-MAIL: lismoor@aol.com

** Corporate partnerships must provide a list of principals. FAX NO. _____

ADDRESS OF APPLICANT: Mike Kline - 3302 Beckwith Ct, Modesto, CA 95358-8900

CONTACT PERSON (If different than applicant): Michael Kline 209-480-1984

*The applicant will be considered the primary point for all contact, correspondence, and billing from the City unless other arrangements are made in

Lisa Moore
PRINT NAME

6/16/16
DATE

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

Property Owner Info

PROPERTY OWNER: Lucas-Machado PHONE NO. 209-667-2851 E-MAIL: buster@acme-electric.net

ADDRESS OF PROPERTY OWNER: P.O. BOX 766, Turlock, C 95381

Consent of Owner: I declare that I am the owner of the herein described property and that I have familiarized myself with this
the action requested.

Frank E. Lucas Jr. (Buster)
PRINT NAME

7-8-16
DATE

Office Use Only

APPLICATION TYPE & NO.: _____ DATE RECEIVED: _____

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: Top Notch Kennels

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

Dog Boarding Kennel

PROPERTY OWNER'S NAME: Lucas - Machado

Mailing Address: PO Box 766 Turlock, CA 95381

Telephone: Business (209) 667-2851 Home ()

E-Mail Address: Buster@acme-electric.net

APPLICANT'S NAME: Lisa Moore & A.E. Mike Kline

Phone [REDACTED]

Address: [REDACTED]

Telephone: Business (209) 523-3138 Home [REDACTED]

E-Mail Address: [REDACTED]

PROJECT SITE INFORMATION:

Property Address or Location: 1118 South Tegner Road. Turlock, CA 95380

Property Assessor's Parcel Number: 044-010-071

Property Dimensions: 250 X 175

Property Area: Square Footage 43750 sq. ft. Acreage 1.004

Site Land Use: Undeveloped/Vacant X Developed

If developed, give building(s) square footage 16005 sq. ft. Kennels and Office - 3836.25 sq. ft. Canopy Shade Area

LAND USE DESIGNATIONS:

ZONING:	Current:	C-M
	Proposed (If applicable):	Same
GENERAL PLAN	Current:	C-M, M-1, M-2
	Proposed (If applicable)	Same

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

North	C-M Vacant Land
South	C-M Vacant Land
East	C-M Vacant Land
West	C-M with Existing Residence

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)

1 Acre Finished Industrial Lot Flat with parcel located within Humphrey Industrial Park

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) None Present

Proposed Use of Existing Structure(s) None Present

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):

None

Proposed Building Characteristics

Size of any new structure(s) or building addition(s) in gross sq. ft. 16,005 with 3836.25 Canopys

Building height in feet (measured from ground to highest point): 22'-0"

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

22'-0"

Project site coverage: Building Coverage: 19,841.25 Sq.Ft. 45 %

Landscaped Area: 5,024 Sq.Ft. 11.5 %

Paved Surface Area: 18,535 Sq.Ft. 42 %

Total: 43,400 Sq.Ft. 100%

Exterior building materials: Metal Building with Rock Wainscot

Exterior building colors: See Attached Color Chart and Elevation Drawings

Roof materials: Metal Screw-down Roof

Total number of off-street parking spaces provided: 22

(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: LED Down Lighting under roof Projections and Facade Lighting @ 20'

Parking: Parking Lot will be luminated off Building Down Lighting

Estimated Construction Starting Date 12/1/16 Estimated Completion Date 5/1/17

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

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) Dog Kennel

Expected influence: Regional _____ Citywide X Neighborhood _____

Days and hours of operation: 8:00am - 5:00pm Monday - Saturday

Total occupancy/capacity of building(s): _____

Total number of fixed seats: _____ Total number of employees: 5 to 8

Anticipated number of employees per shift: 5

Square footage of:

Office area See Floor Plan Details Warehouse area _____

Sales area _____ Storage area _____

Loading area _____ Manufacturing area _____

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

Other occupants (If Applicable) Dogs

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

(Please explain): None other than typical Household Cleaners

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

<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): 80Projected number of truck deliveries/loadings per day: < 1Approximate hours of truck deliveries/loadings each day: 8:00am - 5:00pmWhat are the nearest major streets? West Main StreetDistance from project? 1/4 MileAmount of off-street parking provided: 22

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

Concrete Walk, and Driveway Areas see Site Plan

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.]

Drinking Water for Dogs

Occassional wash down of Dog Play Areas

Irrigation of required landscape areas

Estimated gallons per day (using information above): 1243

Source of Water: City Municipal Service

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)

Office Area 443

Dog Area's 800

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

1000 gallons

Describe the type of sewage to be generated: Restrooms for Staff and Customers

Wash Water from Dog Play areas

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

Some Animal Waste will enter Sewer System

SOLID WASTE

<u>Land Use</u>	<u>Estimated Solid Waste Generation (lb/day)</u>
Single-Family Residential	10.96 lbs./day/res.
Multi-Family Residential	7.37 lbs./day/unit
Commercial	50 lbs./500 s.f. floor area
Industrial	Variable-[Please describe the projected solid waste to be generated by your project.]
	50 to 100 Pounds of Dog Fecal Material

Type: Dog Fecal Material and General Waste Amount: 50-100 Fecal Material

AIR QUALITY***Construction Schedule:***

<u>Activity</u>	<u>Approximate Dates</u>
Demolition	<u>None</u>
Trenching	<u>12/1/16-2/15/17</u>
Grading	<u>12/1/16-2/15/17</u>
Paving	<u>2/15/17-4/15/17</u>
Building Construction	<u>2/15/17-5/1/17</u>
Architectural Coatings (includes painting)	<u>Pre-finished</u>

Total Volume of all Building(s) to be Demolished _____

Max Daily Volume of Building(s) to be Demolished _____

Total Acreage to be Graded 1

Amount of Soil to Import Export? 300 Cubic Yards Import

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: <http://www.epa.gov/enviro/html/rcris/>

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: _____

Regulatory ID Number: _____

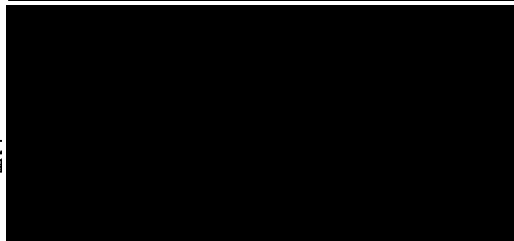
Regulatory ID Number: _____

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.

Si



Date

6/16/16

Lisa Moore

209-484-2259

Print Name and Title of Applicant/Agent

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 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)

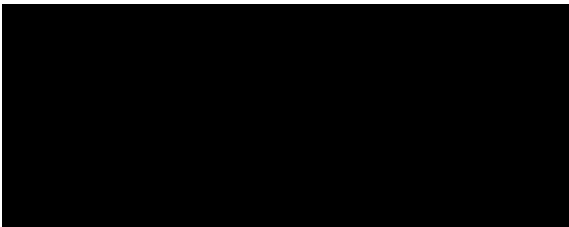
7-8-16
Date

Frank E. Lucas Jr. - Partner

Print Name and Title of Property Owner



Phone Number

Applicant(s): (If different than above)

6/16/16
Date

Lisa Moore

Print Name and Title of Applicant/Agent

209-484-2259

Phone Number

TO: City of Turlock Development Services Department**APPLICANT:** Lisa Moore & A.E. Mike Kline**PROJECT NAME:** Top Notch Kennels

The undersigned does hereby declare that the sign (shown in the attached photograph) has been posted on the site. The sign has been posted in conformance with the Turlock Municipal Code as instructed by the Turlock Planning Division.

I do further agree to indemnify, defend all lawsuits, including reasonable attorney's fees, save and hold the City of Turlock, its officers and employees, free and harmless for any and all liability that may arise from posting the sign on the property.

CERTIFICATION OF POSTING

I, _____ say that I **posted** a true copy of the required on-site sign,

“NOTICE OF PLANNING PERMIT APPLICATION”

for application _____

on the subject property located at: _____ Turlock, CA

at _____ AM / PM on _____
Time Date

I declare under penalty of perjury that the foregoing is true and correct.

Executed this _____ day of _____, 200 ____.

APPLICANT'S SIGNATURE

APPLICANT'S PRINTED NAME

Attachment: Photo of project sign