



**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: 3701 MOUNTAIN VIEW ROAD
 ASSESSOR'S PARCEL NUMBER: 087-030-007 AREA OF PROPERTY (ACRES OR SQUARE FEET): 3.10 ACRES
 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: DESIGN REVIEW TO ALLOW CONSTRUCTION
OF 9,854 SQUARE FEET OF MULTI-PURPOSE BUILDING.

Applicant Information

NOTE: Information provided on this application is considered public information and may be released to any member of the public.

APPLICANT

Shamoeil Betorsib

MAIL: _____

Property Owner Info

Office Use Only

APPLICATION TYPE & NO.: MDP 09-12 Time Ext

DATE RECEIVED: 8/21/17

CASH _____ OR CREDIT _____

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: ASSYRIAN PENTECOSTAL CHURCH - MULTI-PURPOSE BUILDING

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

ALLOW TIME EXTENSION OF PRIOR APPROVED MINOR DISCRETIONARY
DESIGN REVIEW PERMIT NO. 2009-12 TO ALLOW FOR DEVELOPMENT
OF 3.10 ACRE FOR A RELIGIOUS ASSEMBLY USE (CHURCH) COMMENCING
WITH CONSTRUCTION OF 9,854 SF MULTI-PURPOSE BUILDING.

PROJECT SITE INFORMATION:

Property Address or Location: 3701 MOUNTAIN VIEW DRIVE ROAD

Property Assessor's Parcel Number: 087-030-007

Property Dimensions: _____

Property Area: Square Footage _____ Acreage 3.10 ACRES

Site Land Use: Undeveloped/Vacant _____ Developed DEVELOPED PARKING LOT

If developed, give building(s) square footage PAVEMENT & STORM DRAIN
THERE IS NO BUILDING ON SITE.

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LAND USE DESIGNATIONS:

ZONING: Current: CH
 Proposed (If applicable): _____

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 RESIDENTIAL

South COMMERCIAL

East RESIDENTIAL

West 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 HAS DEVELOPED PARKING LOT WITH ALL STORM DRAIN
AND UNDERGROUND UTILITIES INSTALLED. THERE IS AN OPEN PAD
FOR FUTURE BUILDINGS. EXISTING ASPHALT PAVEMENT AREA
IS APPROX. 82,137 SQUARE FEET

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: NONE

Present Use of Existing Structure(s) _____

Proposed Use of Existing Structure(s) _____

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? _____ 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. 9,854 S.F.

Building height in feet (measured from ground to highest point): 25'

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

Project site coverage:	Building Coverage:	<u>9854</u>	Sq.Ft.	<u>7.3</u>	%
	Landscaped Area:	<u>32,906</u>	Sq.Ft.	<u>24.4</u>	%
	Paved Surface Area:	<u>92,276</u>	Sq.Ft.	<u>68.3</u>	%
	Total:	<u>135,036</u>	Sq.Ft.	<u>100</u>	100%

Exterior building materials: STUCCO

Exterior building colors: TBD

Roof materials: CONCRETE TILES

Total number of off-street parking spaces provided: 179
(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 WALL FIXTURES AT 8'-0"

Parking: LED POLES

Estimated Construction Starting Date FEB. 2018 Estimated Completion Date DEC. 2018

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

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) _____

Expected influence: Regional _____ Citywide _____ Neighborhood _____

Days and hours of operation: _____

Total occupancy/capacity of building(s): _____

Total number of fixed seats: _____ Total number of employees: _____

Anticipated number of employees per shift: _____

Square footage of:

Office area _____

Warehouse area _____

Sales area _____

Storage area _____

Loading area _____

Manufacturing area _____

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

Other occupants (If Applicable) _____

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

(Please explain): _____

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

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): 182 TRIPS / DAYProjected number of truck deliveries/loadings per day: ~~7~~ 1 PER DAYApproximate hours of truck deliveries/loadings each day: 10-2 PMWhat are the nearest major streets? N. GOLDEN STATE BLVD. / MOUNTAIN VIEW RD.Distance from project? BOUNDARY OF SITE (0' FEET)Amount of off-street parking provided: 179 SPACES

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

NEW CONCRETE WALKWAY. APPROX. AREA OF 10,139 SQUARE FEET.

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.]

BASED ON CPC TABLE H 2.1(1)

7 GAL/DAY/PERSON

OCCUPANT LOADS = 220 OCCUPANTS

220 X 7 = 1540 GALLONS/DAY

Estimated gallons per day (using information above): 1540 GALLONS/DAY

Source of Water: 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)

BASED ON CPC TABLE H-2.1(1)

7 gal/day/person -

OCCUPANT LOADS = 220 OCCUPANTS

220 X 7 = 1,540 GALLON/DAY

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

1,540 GALLONS/DAY

Describe the type of sewage to be generated: DOMESTIC 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.]

FOOD AND GENERAL BOXESType: _____ Amount: 1 500 # PER DAY**AIR QUALITY*****Construction Schedule:***ActivityApproximate Dates

Demolition

NONE

Trenching

APRIL 2018

Grading

NONE

Paving

AUGUST 2018

Building Construction

FEB. 2018

Architectural Coatings (includes painting)

Total 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

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: _____

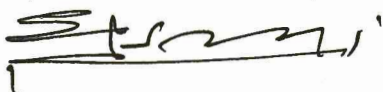
Regulatory ID Number: _____

Regulatory ID Number: _____

OR

X 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.



Signature of Applicant/Agent

8-21-17

Date

Shamoeil Betossib

Print Name and Title of Applicant/Agent

277-1153

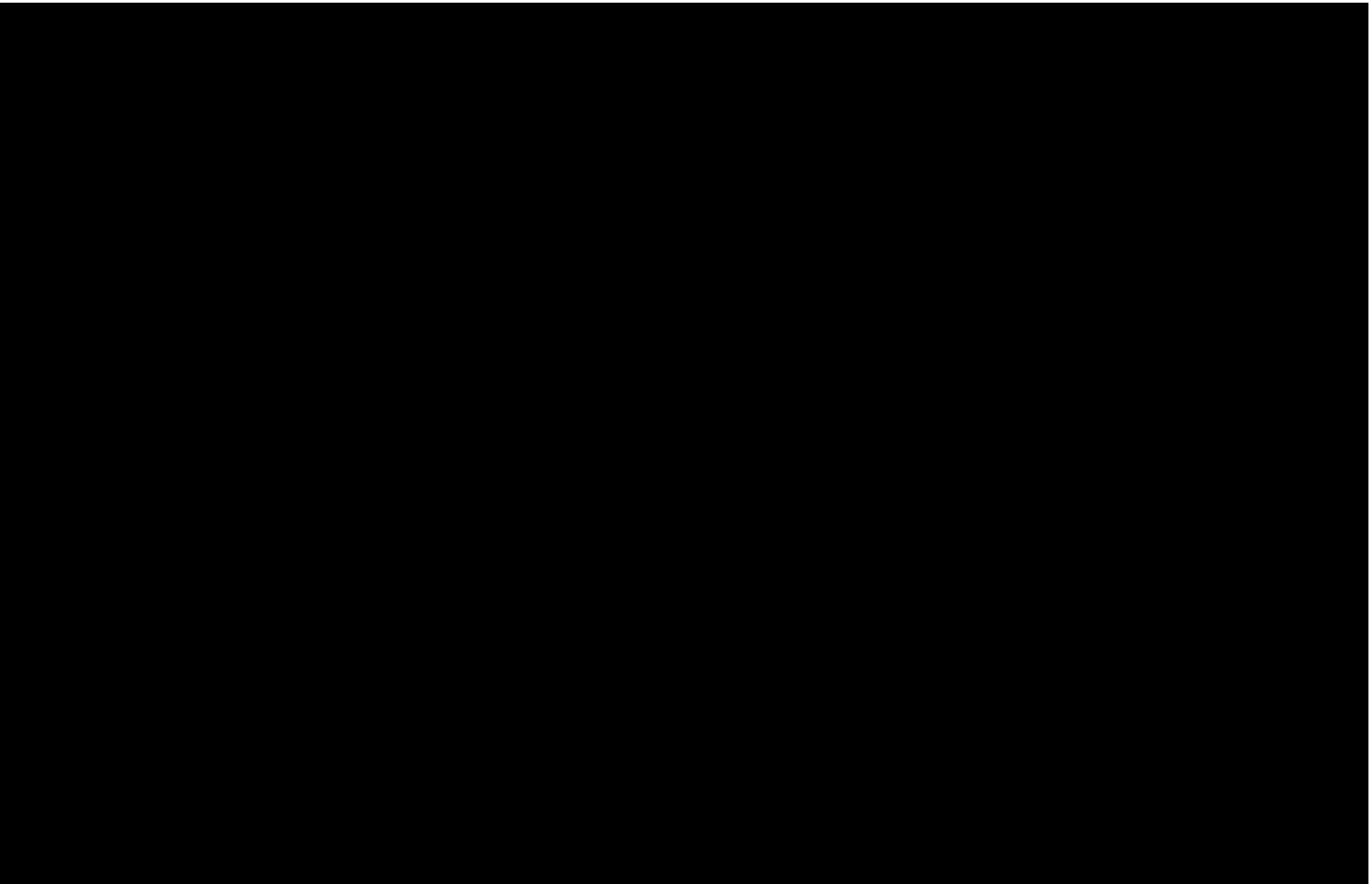
Phone Number

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)



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APPLICANT: _____

PROJECT NAME: ASSYRIAN PENTECOSTAL CHURCH - MULTI-PURPOSE ^{BUILDING} ~~HALL~~

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

PUBLIC NOTIFICATION REQUIREMENTS

Any project that requires a public hearing before the Planning Commission requires public noticing to adjacent neighbors. The Zoning Ordinance requires the following:

- Posting of a Notification Sign - *Applicant's responsibility*
- Notification of all Property Owners of Record located within 500 feet of the Proposed Project - *City's responsibility*

In addition to the notification of property owners within 500 feet of the proposed project, a sign must also be posted at the site. Attached is a copy of the On-Site Posting Requirement and Certification of Posting. It is the applicant's responsibility to post and remove this public notice sign.

If you have any questions regarding these requirements, please contact the Planning Division at (209) 668-5640.