PROJECT ADDRESS: 3701 MOUNTAIN VIEW ROAD

ASSESSOR'S PARCEL NUMBER: 087-030-007

AREA OF PROPERTY (ACRES OR SQUARE FEET): 3.10 ACRE

EXISTING ZONING: AERL RM RH CO CC CH CT I IBP PD Downtown

GENERAL PLAN DESIGNATION: A VLDR LDR MDR HDR O Comm Comm Heavy Comm 1

DESCRIBE THE PROJECT REQUEST: DESIGN REVIEW TO ALLOW CONSTRUCTION of 9,859 SQUARE FEET OF MULTI-PURPOSE BUILDING.

NOTE: Information provided on this application is considered public and available to any member of the public.

APPLICANT: Shamoil Petossi

MAIL:

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

CASH OR CHEQUE: [Redacted]

PC HEARING DATE: [Redacted] CC HEARING DATE: [Redacted]

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: 087-030-001

Property Dimensions: ________________________________

Property Area: Square Footage ___________________ Acreage 3.10 ACRES

Site Land Use: Undeveloped/Vacant __________________________ Developed ______________________________________

If developed, give building(s) square footage: There is no building on site.
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): __________________________

**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: 9,854 Sq.Ft. 73%  
Landscaped Area: 32,906 Sq.Ft. 24.4%  
Paved Surface Area: 92,276 Sq.Ft. 68.3%  
Total: 135,036 Sq.Ft. 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**

 endured

**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:

<table>
<thead>
<tr>
<th>Number of Units</th>
<th>Single Family</th>
<th>Two-Family (Duplex)</th>
<th>Multi-Family (Apartments)</th>
<th>Multi-Family (Condominiums)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Acreage</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Square Feet/Unit</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>For Sale or Rent</td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Price Range</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Type of Unit:</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Studio</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1 Bedroom</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>2 Bedroom</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3 Bedroom</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>4+Bedroom</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
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

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Weekday Trip End Generation Rates (100% Occ.)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family</td>
<td>10.0 trips/dwelling unit</td>
</tr>
<tr>
<td>Patio Homes/Townhomes</td>
<td>7.9 trips/dwelling unit</td>
</tr>
<tr>
<td>Condominiums</td>
<td>5.1 trips/dwelling unit</td>
</tr>
<tr>
<td>Apartments</td>
<td>6.0 trips/dwelling unit</td>
</tr>
<tr>
<td>Mobile Homes</td>
<td>5.4 trips/dwelling unit</td>
</tr>
<tr>
<td>Retirement Communities</td>
<td>3.3 trips/dwelling unit</td>
</tr>
<tr>
<td>Motel/Hotel</td>
<td>11 trips/room</td>
</tr>
<tr>
<td>Fast-Food Restaurant</td>
<td>553.0 trips/1,000 s.f. bldg. area</td>
</tr>
<tr>
<td>Retail Commercial</td>
<td>51.3 trips/1,000 s.f. bldg. area</td>
</tr>
<tr>
<td>Shopping Center</td>
<td>115 trips/1,000 s.f. bldg. area</td>
</tr>
<tr>
<td>Sit-Down Restaurant</td>
<td>56 trips/1,000 s.f. bldg. area</td>
</tr>
<tr>
<td>General Office</td>
<td>12.3 trips/1,000 s.f. bldg. area</td>
</tr>
<tr>
<td>Medical Office</td>
<td>75 trips/1,000 s.f. bldg. area</td>
</tr>
<tr>
<td>Institutions (Schools/Churches)</td>
<td>1.02 trips/student or 18.4 trips/1,000 s.f. bldg. area</td>
</tr>
<tr>
<td>Industrial Plant &lt;500,000 s.f.</td>
<td>7.3 trips/1,000 s.f. bldg. area or 3.8 emp.</td>
</tr>
<tr>
<td>Industrial Warehouse</td>
<td>5.0 trips/1,000 s.f. bldg. area or 4.2 emp.</td>
</tr>
</tbody>
</table>

Projected Vehicle Trips/Day (using table above): **18.2 TRIPS/DAY**

Projected number of truck deliveries/loadings per day: **1** per day

Approximate hours of truck deliveries/loadings each day: **10-2 PM**

What 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.**
WATER

Land 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 = 1,540 GALLONS / DAY

Estimated gallons per day (using information above): 1,540 GALLONS / DAY

Source of Water: CITY WATER

SEWAGE

Land 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 GALLONS / 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 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.]

Food and General Boxes

Type: ___________________________ Amount: ___________________________

AIR QUALITY

Construction Schedule:

Activity
Demolition
Trenching
Grading
Paving
Building Construction
Architectural Coatings (includes painting)

Approximate Dates
NONE
APRIL 2018
NONE
AUGUST 2018
FEB, 2018

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

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

Total Acreage to be Graded ☐

Amount of Soil to Import/Export? ☐
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

___ 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

Date

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)
THIS PAGE INTENTIONALLY LEFT BLANK
TO: City of Turlock Development Services Department

APPLICANT:

PROJECT NAME: Assyrian Pentecostal Church - Multi-Purpose Building

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
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.