



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

2530 W Turlock Rd
PROJECT ADDRESS: S.E. CORNER OF Turlock Rd AND COUNTRYSIDE DRIVE
ASSESSOR'S PARCEL NUMBER: 088 - 010 - 053 AREA OF PROPERTY (ACRES OR SQUARE FEET): 130,675
EXISTING ZONING: A RE RL RM RH CO CC CH CT I IBP PD _____ Downtown _____
GENERAL PLANE DESIGNATION: A VLDR LDR MDR HDR O Comm Comm HeavyComm I
DESCRIBE THE PROJECT ~~RE~~ APPLICANT TO BE A MINOR C.C.P. F.P.
RETAIL SHOPPING CENTER SIGNAGE

Applicant Information

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

lock Corners, LLC

(209) 473-

Property Owner Info

Office Use Only

APPLICATION TYPE & NO CU P 17-03

DATE RECEIVED: 9/11/17

CASH _____ OR CHECK _____

CHECKED BY: AW

PC HEARING DATE: 1/18/18

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: Turlock Corners Retail Plaza

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

INSTALLATION OF TWO LED ILLUMINATED
MONUMENT SIGNS AT THE PROPOSED
RETAIL CENTER.

PROPERTY OWNER'S NAME: _____

Mailing Address: _____

Telephone: Business () _____ Home () _____

E-Mail Address: _____

APPLICANT'S NAME: _____

Phone () _____

Address: _____

Telephone: Business () _____ Home () _____

E-Mail Address: _____

PROJECT SITE INFORMATION:

Property Address or Location: S.E. Corner of Turlock Plaza and Congress St.

Property Assessor's Parcel Number: 088-010-053

Property Dimensions: APPROXIMATELY 30' X 34' 3"

Property Area: Square Footage 130,675 Acreage 2.99

Site Land Use: Undeveloped/Vacant 100% Developed _____

If developed, give building(s) square footage

LAND USE DESIGNATIONS:

ZONING: Current: CC

Proposed (If applicable): CC

GENERAL PLAN Current: CC

Proposed (If applicable) CC

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

Nrth VACANT

South PARK

East RESIDENTIAL

West VACANT

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)

FLAT VACANT LAND WITH NO TREES / LANDSCAPING

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) 0

Proposed Use of Existing Structure(s) 0

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):

Proposed Building Characteristics

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

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

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: 22,349 Sq.Ft. 17 %
 Landscaped Area: 25,819 Sq.Ft. 19.7 %
 Paved Surface Area: 82,507 Sq.Ft. 63.3 %
 Total: 130,675 Sq.Ft. 100 %

Exterior building materials: EXTERIOR CEMENT PLASTER, Stone VENEER, Corrugated METAL SIDING

Exterior building colors: RECKMANN WOOD RM RAINFEST FOLIAGE FARMER BOYS:
RETAIL BUILDING: SW GRAY Clouds POPEYES: BM Delightful Gold SW COMPATIBLE CREAM
SW SUN DREN TANS

Roof materials: Buff copper

Total number of off-street parking spaces provided: 133
(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: Street level wall mounted track lighting

Parking: Light poles and sconces

Estimated Construction Starting Date _____ Estimated Completion Date _____

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) RESTAURANT / RETAILExpected influence: Regional _____ Citywide X Neighborhood _____Days and hours of operation: PEYES M-S 10:30 AM - 10:00 PM / FARMER BOYS M-Th 6:00 AM - 10 PM
F-SAT 6:00 AM - 11 PM
Sund 7:00 AM - 10 PMTotal occupancy/capacity of building(s): FARMER BOYS 80 / PEYES 70

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

Anticipated number of employees per shift: _____

Square footage of:

Office area 0Warehouse area 0Sales area 0Storage area 0Loading area 0Manufacturing area 0

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): No

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

0

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 38 emp.
Industrial Warehouse	5.0 trips/1,000 s.f. bldg. area or 4.2 emp.

Projected Vehicle Trips/Day (using table above): 4157Projected number of truck deliveries/loadings per day: 3-4

Approximate hours of truck deliveries/loadings each day: _____

What are the nearest major streets? Tuolumne Road and Co. 25th St DriveDistance from project? Directly AdjacentAmount of off-street parking provided: 133

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

82,507 S.F. of PAVED AREA

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): 2,235 Gal b/dsSource of Water: City**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)

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

2235 GallonsDescribe the type of sewage to be generated: Residential / 40 ac & 5

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.]

Type: Food Preparer Amount 22 3/4**AIR QUALITY*****Construction Schedule:***ActivityApproximate Dates

Demolition

N/A

Trenching

Grading

Paving

Building Construction

Architectural Coatings (includes painting)

Total Volume of all Building(s) to be Demolished 1 1/2Max Daily Volume of Building(s) to be Demolished 1 1/2Total Acreage to be Graded 2.99Amount of Soil to Import/Export? 4.15 cu yd

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

 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).

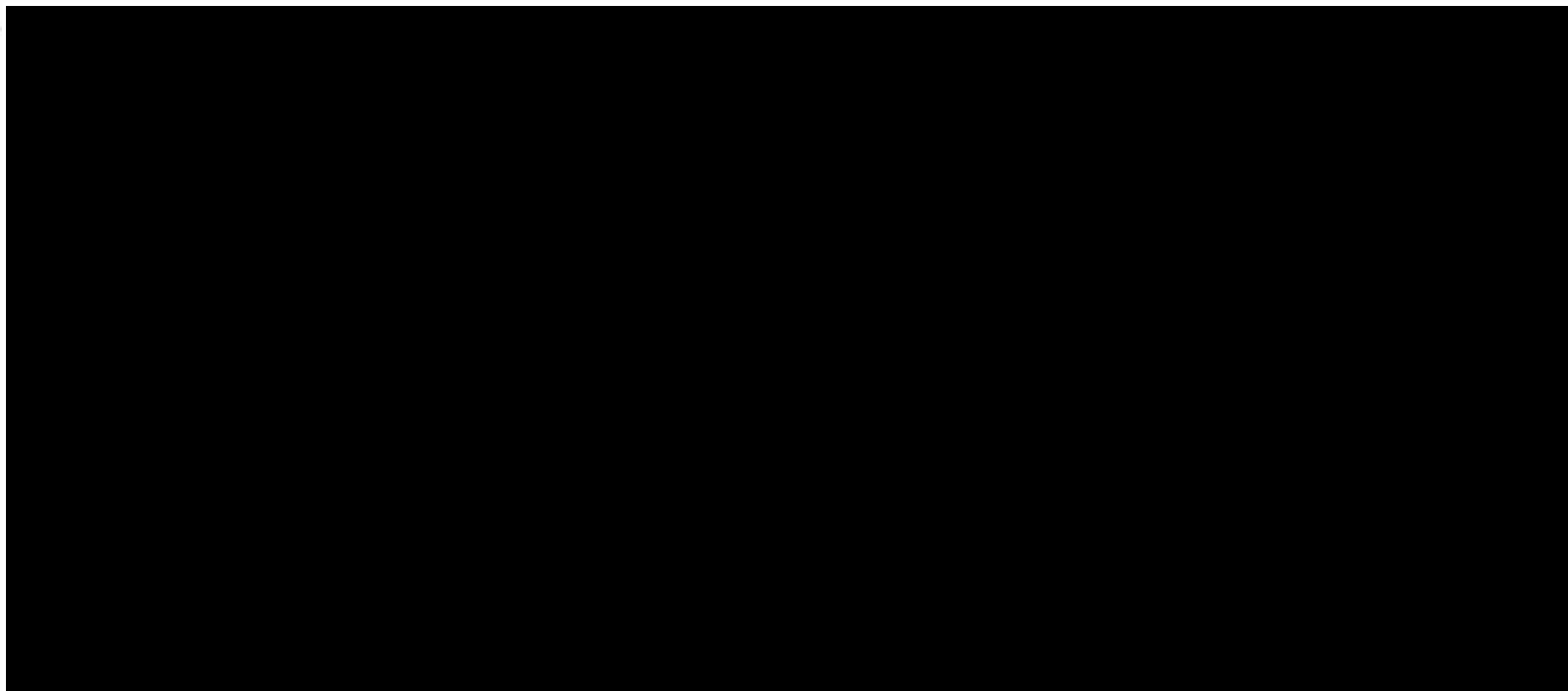
I HEREBY CERTIFY THAT THE STATEMENT FURNISHED ABOVE PRESENTS THE INFORMATION REQUIRED BY CALIFORNIA GOVERNMENT CODE 65962.5(f) TO THE BEST OF MY ABILITY AND THAT THE STATEMENT AND INFORMATION PRESENTED IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

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:

- I. 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)



Signature of Applicant/Agent

Date

Print Name and Title of Applicant/Agent

Phone Number

TO: City of Turlock Development Services Department

APPLICANT: _____

PROJECT NAME:

Turlock Corners Retail Plaza

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