



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: 401 E Main Street

ASSESSOR'S PARCEL NUMBER: 061-025-012 AREA OF PROPERTY (ACRES OR SQUARE FEET): 12,754 SF

EXISTING ZONING: PC

GENERAL PLAN DESIGNATION: -

DESCRIBE THE PROJECT REQUEST: To Construct additional 2ND Office Space over current 1st Floor Use w/ New Stairways & Elevator Unit.

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 Amy Wilson PHONE NO. 669-0880 E-MAIL: amy@3wcpa.com

[REDACTED]

PROPERTY OWNER: 2W Investments, LLC PHONE NO. 669-0880 E-MAIL: amy@3wcpa.com

ADDRESS OF PROPERTY OWNER: 401 E. Main Street, Turlock CA 95380

[REDACTED]

APPLICATION TYPE & NO.: MDP 19-01 DATE RECEIVED: 1/14/19

[REDACTED] CHECKED BY: [Signature]

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: 2ND Floor Office Addition/expansion @ 3W CPA's office

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

To Construct Addition Office space with a New 2nd Floor/story Structure over Existing single-story structure with an "optional" Future 2nd Floor Addition over existing On-site Parking @ rear side; with New Stairways & Elevator Unit.

PROPERTY OWNER'S NAME: 3W Investments, LLC

Mailing Address: 401 E. Main St. TURLOCK, CA 95380

Telephone: Business (209) 669-0880 Home () —

E-Mail Address: amy@3wcpa.com

APPLICANT'S NAME: Amy Wilson

Phone (209) 669-0880

Address: 401 E. Main Street TURLOCK, CA 95380

Telephone: Business (209) 669-0880 Home () —

E-Mail Address: amy@3wcpa.com

PROJECT SITE INFORMATION:

Property Address or Location: 401 E. Main Street

Property Assessor's Parcel Number: 061-025-012

Property Dimensions: 80' x 163'-2"

Property Area: Square Footage 12,754 SF Acreage .293 Acres

Site Land Use: Undeveloped/Vacant _____ Developed X

If developed, give building(s) square footage (E) Area = 8,151 SF

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LAND USE DESIGNATIONS:

ZONING: Current: DC

Proposed (If applicable): -

GENERAL PLAN Current: N/A

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 Commercial

South Commercial

East Commercial

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 is fully developed & built-out with Existing 8,151 SF Office Bldg & Parking lot w/ sidewalks, etc.

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) off. of Existing Office space

Proposed Use of Existing Structure(s) same use.

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):

50+ year old building that went through an extensive Remodel & Exterior Upgrade in 2010-2011. Modern/Tradition style w/ stucco, brick, metal, Concrete/stone & fabric awnings.

Proposed Building Characteristics

Size of any new structure(s) or building addition(s) in gross sq. ft. Phase 1 = 4010, Phase 2 = 1511

Building height in feet (measured from ground to highest point): Existing = 25', New height = 33'-4"

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

N/A.

Project site coverage:	Building Coverage:	<u>10,066</u>	Sq.Ft.	<u>79</u>	%
	Landscaped Area:	<u>0</u>	Sq.Ft.	<u>0</u>	%
	Paved Surface Area:	<u>2688</u>	Sq.Ft.	<u>21</u>	%
	Total:	<u>12,754</u>	Sq.Ft.	<u>100</u>	100%

Exterior building materials: stone/concrete, stucco, Metal, brick & glass.

Exterior building colors: same colors to be used as Existing

3 Bedroom
4+Bedroom

N/A			

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: M-F 8am - 5:00 pm, Saturdays during Tax Season.

Total occupancy/capacity of building(s): 305 people

Total number of fixed seats: 24 Total number of employees: +20

Anticipated number of employees per shift: +30 with Phase-1 addition, +40 w/Phase-2 addition

Square footage of: Phase-1 = 9324 SF

Office area Phase-2 + 1,511 SF Warehouse area 0

Sales area 0 Storage area 550 sf.

Loading area 0 Manufacturing area 0

Total number of visitors/customers on site at any one time: 24-30

Other occupants (If Applicable) N/A

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.

Roof materials: Single-ply Roofing & Standing-seam Metal.

Total number of off-street parking spaces provided: 7
(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 & Wall Pack light fixtures

Parking: (0) Wallpack light fixtures

Estimated Construction Starting Date 5/1/2019 Estimated Completion Date 10/15/2019

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

Phase-1 is for 4016 Office Addition, Phase-2 is "optional/future" 1511 SF office Addition/covered Carport

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)

	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				

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): 260

Projected number of truck deliveries/loadings per day: 1

Approximate hours of truck deliveries/loadings each day: 4 hrs

What are the nearest major streets? E. Main Street & Thor, N. Olive Ave

Distance from project? within 100'-0"

Amount of off-street parking provided: Six (6) Existing spaces

If new paved surfaces are involved, describe them and give amount of square feet involved:
0.

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.]

Estimated gallons per day (using information above): 1368 gals.

Source of Water: City Water Service (E)

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):

1368 gals

Describe the type of sewage to be generated: general Restroom sewage.

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

No.

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: _____

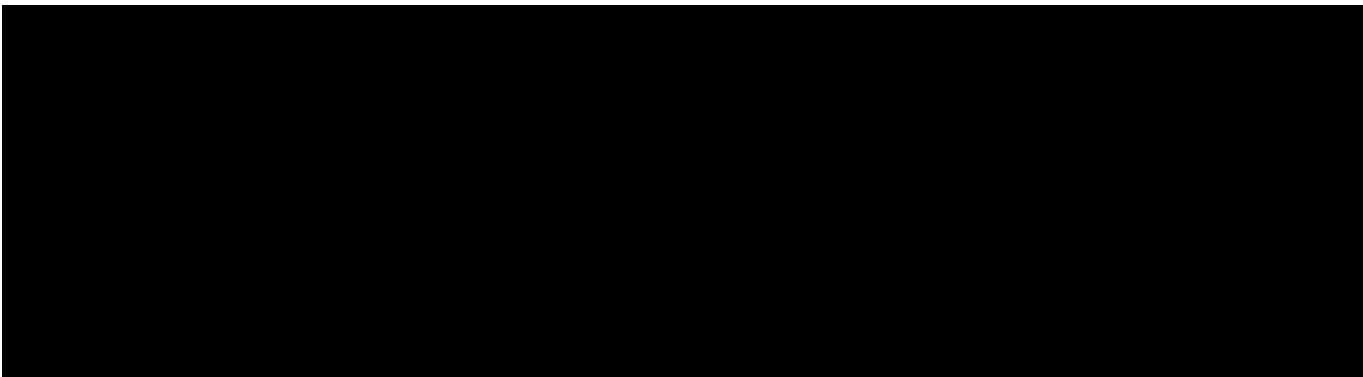
Regulatory ID Number: _____

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.



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.]

Type: Paper waste Amount: 1368 lbs

AIR QUALITY

Construction Schedule:

<u>Activity</u>	<u>Approximate Dates</u>
Demolition	<u>4/15/19</u>
Trenching	<u>4/18/19</u>
Grading	<u>4/31/19</u>
Paving	<u>None / concrete fastings/slabs only</u>
Building Construction	<u>5/1/19</u>
Architectural Coatings (includes painting)	<u>8/1/19</u>

Total Volume of all Building(s) to be Demolished 1200 SF.
Max Daily Volume of Building(s) to be Demolished N/A

Total Acreage to be Graded 0

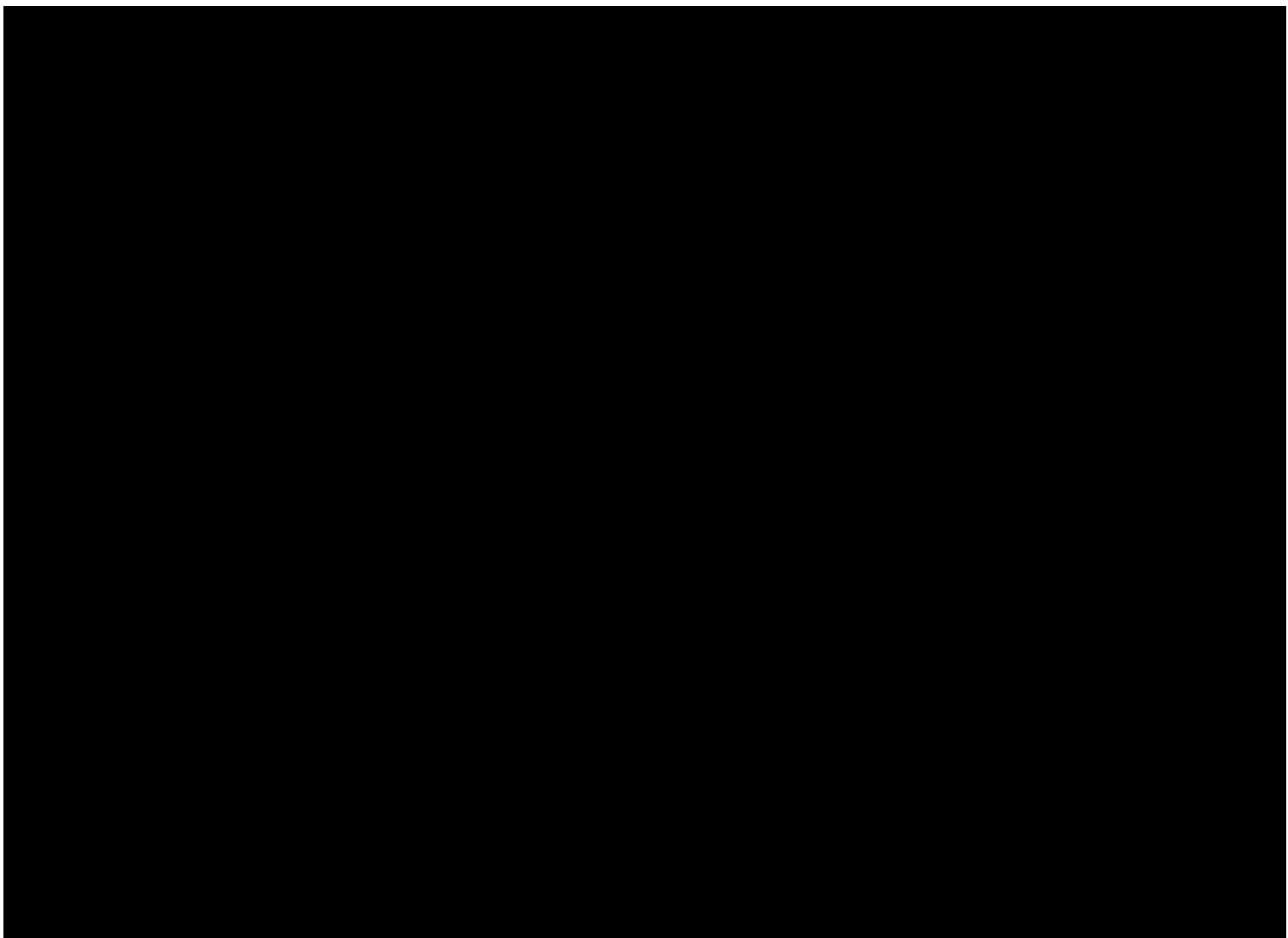
Amount of Soil to Import/Export? 0

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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TO: City of Turlock Development Services Department

APPLICANT: Amy Wilson

PROJECT NAME: 2ND Floor Office Addition/Expansion @ 3W Investments, LLC.

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, Amy Wilson 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: 401 E. Main Street 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



A

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.

ON-SITE POSTING INSTRUCTIONS

This posting requirement applies to any project that requires a public hearing before the Planning Commission. In compliance with the Public Noticing requirements of the Turlock Municipal Code, you will need to post the following sign on the project site. The sign must be placed on the project site in an outside location visible and legible to the public. The sign must be constructed of durable outdoor material (such as corrugated plastic) to be a minimum of 4' by 6', and may not exceed 6 feet in height. The sign should be mounted on two (2) posts, visible from the street (maximum of 10 feet from the back of curb or 5 feet from the sidewalk, and located out of the clear vision triangle, depending on site conditions), and located on each street frontage carrying pedestrian and/or vehicular traffic. If this location cannot be accommodated, please contact the Turlock Planning Division for further direction at (209) 668-5640. The sign must remain posted and maintained and be free of damage until final project decision. The sign must be removed by the applicant or property owner within 10 days of the project decision.

An illustration of the sign contents is provided below. The text and illustration must occupy the entire area of the 4' x 6' sign. The illustration shall be a minimum of 2' x 2' in size and shall be clearly visible from the adjacent sidewalk or curb. The font for the title ("NOTICE OF PLANNING PERMIT APPLICATION") shall be a minimum of 3.75" in height and shall be formatted on two lines, as illustrated below. The remaining text shall be a minimum of 2.25" in height. All fonts shall be Arial and bolded where shown below:

NOTICE OF PLANNING PERMIT APPLICATION

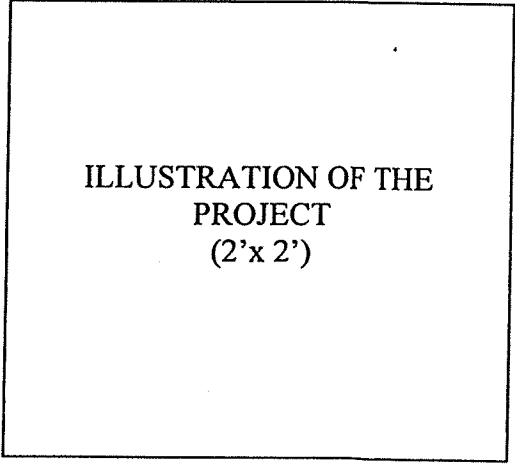
NOTICE IS HEREBY GIVEN that an application for a development permit for this property has been filed with the **CITY OF TURLOCK.**

Application No.: _____

Property Location: 401 E. Main Street

APN: 061-025-012

Description of Project: 2ND Floor Office Additions
@ BWCPA Office Bldg site



You are invited to express your opinion at a **Planning Commission** meeting tentatively scheduled:

6:00 p.m. on (Tentative Date of Planning Commission Public Hearing)

You may obtain a copy of the above subject application from the Turlock Planning Division of the City of Turlock located at 156 S. Broadway or calling (209) 668-5640.

A **Certification of Posting** is included with this application and must be signed and returned to our office, stating compliance with this policy, within 10-days from the date your application was received by the Planning Division the City of Turlock. Please attach a photograph of the sign to the Certification.

500 FOOT PERIMETER VICINITY MAP

EXAMPLE

