



CITY OF TURLOCK DEVELOPMENT SERVICES
PLANNING DIVISION
156 SOUTH BROADWAY, SUITE 120
TURLOCK, CA 95380-5456 (209)668-5640

UNIFORM APPLICATION FORM

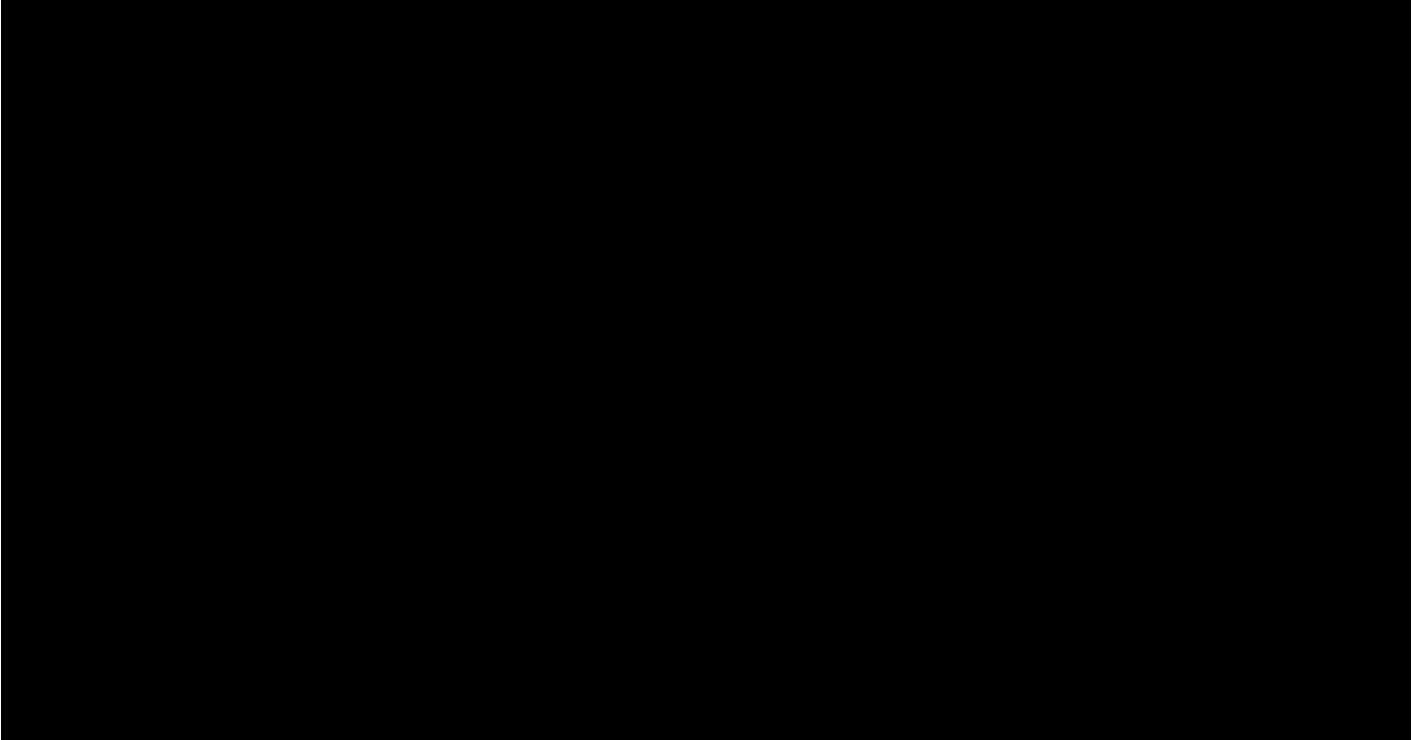
(PLEASE PRINT OR TYPE)

Project Information

PROJECT ADDRESS: 150 E. MONTE VISTA AVE.
ASSESSOR'S PARCEL NUMBER: 072 010 060 AREA OF PROPERTY (ACRES OR SQUARE FEET): 26.154
EXISTING ZONING: COMMERCIAL (CC)
GENERAL PLAN DESIGNATION: COMMERCIAL
DESCRIBE THE PROJECT REQUEST: REPAIR EXISTING CANOPY MODIFICATION

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 ALEX CUEVAS PHONE NO 213 448 3911 E-MAIL: ACUEVAS@AGCAC.COM
** Corporate partnerships must provide a list of principals



Property Owner Info

City Use Only

APPLICATION TYPE & NO.: MAA 19-01 DATE RECEIVED: 1/24/19
CHECKED BY: JE

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: MONTE VISTA PETROLEUM INC.

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

EXISTING CANOPY TO BE MODIFY

PROPERTY OWNER'S NAME: MONTE VISTA PETROLEUM INC.

Mailing Address: 150 E MONTE VISTA AVE. TURLOCK CA 95382.

Telephone: Business 209 668-1818 Home () 209-321-7637

E-Mail Address: _____

APPLICANT'S NAME: ALEX G. CUEVA

Phone (212) 448-3911

PROJECT SITE INFORMATION:

Property Address or Location: 150 E. MONTE VISTA AV.

Property Assessor's Parcel Number: 072-010-060

Property Dimensions: _____

Property Area: Square Footage 26,154 Acreage +/- .6 ACRES

Site Land Use: Undeveloped/Vacant _____ Developed YES

If developed, give building(s) square footage 3,700 SQ FT

LAND USE DESIGNATIONS:

ZONING: Current: Commercial
 Proposed (If applicable): —

GENERAL PLAN Current: Commercial
 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 Residential

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)

EXISTING GAS STATION

Are there any trees, bushes or shrubs on the project site? yes if yes, are any to be removed? No
 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) CONVENIENCE STORE & FUEL CANOPY

Proposed Use of Existing Structure(s) _____

Are any structures to be moved or demolished? YES 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. NO

Building height in feet (measured from ground to highest point): NO

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: _____ Sq.Ft. _____ %
	Landscaped Area: <u>28,57</u> Sq.Ft. <u>10.92</u> %
	Paved Surface Area: _____ Sq.Ft. _____ %
	Total: _____ Sq.Ft. _____ 100%

Exterior building materials: _____

Exterior building colors: _____

Roof materials: N/A

Total number of off-street parking spaces provided: _____
 (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: N/A

Parking: N/A

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 N/A
 (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:

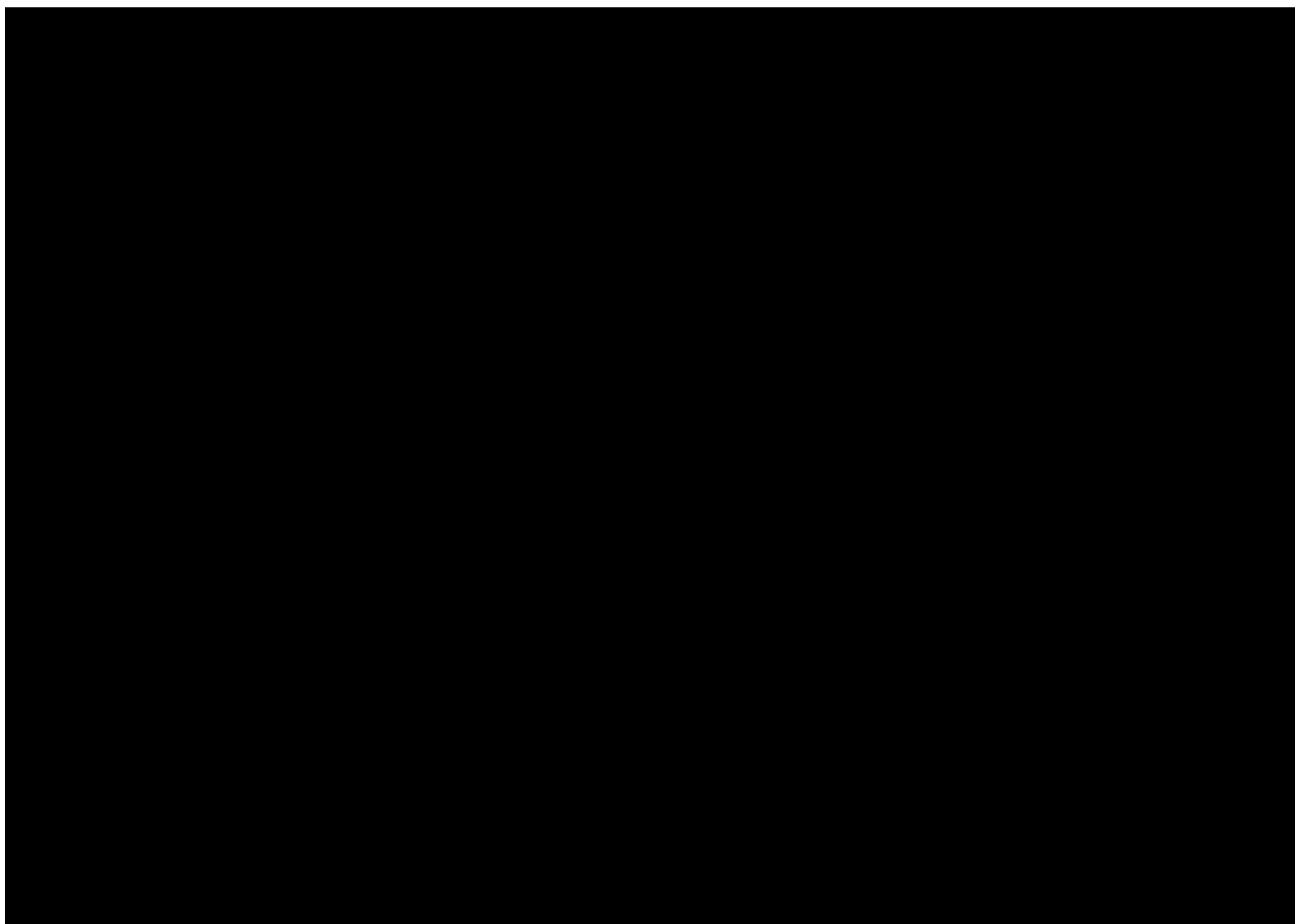
	Single Family	Two-Family (Duplex)	Multi-Family (Apartments)	Multi-Family (Condominiums)
Number of Units				
Acreage				
Square Feet/Unit				
For Sale or Rent				
Price Range				
Type of Unit:				
Studio				
1 Bedroom				
2 Bedroom				

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)



challenges, the notice MUST be filed within 5 days of approving the project. The City of Turlock automatically files this document and the staff costs to file the notice are included in the separate environmental review fee.

DEPARTMENT OF FISH AND WILDLIFE CEQA FILING FEES

Pursuant to California Fish & Wildlife Code §711.4, the City of Turlock is required to collect the following filing fees for the Stanislaus County Clerk, on behalf of the California Department of Fish & Wildlife, for the following projects. The statute was amended last year. Under the amended statute, a lead agency may no longer exempt a project from the filing fee requirement by determining that the project will have a de minimis effect on fish and wildlife. Instead, a filing fee will have to be paid unless the project will have *no effect* on fish and wildlife. (Section 711.4 (c)(2) of the Fish and Game Code). If the project will have any effect on fish and wildlife resources, even a minimal or de minimis effect, the fee is required.

A project proponent who believes the project will have *no effect* on fish and wildlife should contact the Department of Fish and Wildlife. If the Department of Fish and Wildlife concurs the project will have no such effect, the Department will provide the project proponent with a form that will exempt the project from the filing fee requirement. Project proponents may contact the Department by phone at (916) 651-0603 or through the Department's website at www.wildlife.ca.gov. Pursuant to California Fish & Game Code §711.4(e)(3), the department (CDFW) shall assess a penalty of 10 percent of the amount of fees due for any failure to remit the amount payable when due. The department may pursue collection of delinquent fees through the Controller's office pursuant to Section 12419.5 of the Government Code.

Additionally California Fish & Game Code §711.4(f) states the following: Notwithstanding Section 12000, failure to pay the fee under subdivision (d) is not a misdemeanor. All unpaid fees are a statutory assessment subject to collection under procedures as provided in the Revenue and Taxation Code. Failure to pay the necessary fee will also extend the statute of limitations for challenging the environmental determination made by the City, thus increasing exposure to legal challenge. The type of environmental determination to be made by the City may be discussed with the project planner following the environmental review stage of the project and will be outlined in Planning Commission staff report.

1. Any project for which a Negative Declaration or Mitigated Negative Declaration is prepared pursuant to the California Environmental Quality Act and having some effect on fish and wildlife: \$2,210.25 [Fish & Game Code §711.4(d)(2)] plus a \$57.00 County document handling fee.
2. Any project for which an Environmental Impact Report is prepared pursuant to the California Environmental Quality Act and having some effect on fish and wildlife: \$3,070.00 [Fish & Game Code §711.4(d)(3)], plus a \$57.00 County document handling fee.

Upon an environmental determination concerning your project/application by the Turlock Community Planning Department, a check made payable to the Stanislaus County Clerk in the appropriate amount (i.e., \$2,267.25 or \$3,127.00) will be required of you before your application will be further processed.

YOUR PROJECT WILL NOT BE SCHEDULED FOR HEARING BEFORE THE PLANNING COMMISSION OR CITY COUNCIL UNTIL THIS FEE HAS BEEN SUBMITTED TO THE PLANNING DEPARTMENT.