



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

UNIFORM APPLICATION FORM

(PLEASE PRINT OR TYPE)

Project Information

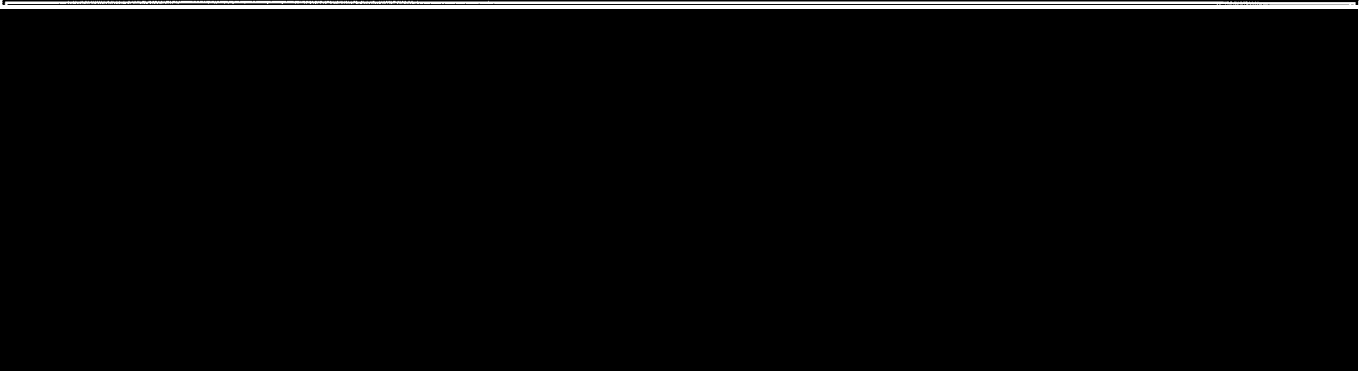
PROJECT ADDRESS: 3131 COLORADO AVENUE
ASSESSOR'S PARCEL NUMBER: 012-012-056 AREA OF PROPERTY (ACRES OR SQUARE FEET): _____
EXISTING ZONING: A RE RL RM RH CO CC CH CT I IBP (PD 256) Downtown _____
GENERAL PLAN DESIGNATION: A VLDR LDR (MDR) HDR O Comm Comm Heavy Comm I
DESCRIBE THE PROJECT REQUEST: OBTAIN REZONE & GENERAL PLAN
ADMENDMENT TO ALLOW 10,776 SQ. FT. MEDICAL/DENTAL OFFICE

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 DR ROBERT McCULLA PHONE NO. 667-7889 E-MAIL: rmeculla@sbsglobal.net

Property Owner Info



Office Use Only

APPLICATION TYPE & NO.: GPA 19-01, Rezone 19-01, PD 277 DATE RECEIVED: 2/6/19
CA  CHECKED BY: KQ
PC HEARING DATE: 5/2/19 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 DENTAL CARE

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

REZONE & GENERAL PLAN AMENDMENT TO ALLOW
10,776 SQ. FT. MEDICAL/DENTAL OFFICE

APPLICANT'S NAME: DR ROBERT McCULLA

Phone () 667-7080

Address: TURLOCK DENTAL CARE, 990 DELBIN AVE, TURLOCK, CA 95382

Telephone: Business () 667.7889 Home ()

E-Mail Address: rmcculla@sbcglobal.net

PROJECT SITE INFORMATION:

Property Address or Location: 3131 COLORADO AVE

Property Assessor's Parcel Number: 072-012-056

Property Dimensions: 301.2' ± x 205.86' ±

Property Area: Square Footage 61,855 Acreage 1.42

Site Land Use: Undeveloped/Vacant 61,855 Developed 0

If developed, give building(s) square footage 0

LAND USE DESIGNATIONS:

ZONING: Current: PD 256
Proposed (If applicable): NEW PD
GENERAL PLAN Current: MDR
Proposed (If applicable) CO

DESCRIBE ADJACENT ZONING AND EXISTING LAND USE WITHIN 300 FEET OF PROJECT SITE:

ZONE - EXISTING LAND USE (i.e., residential, commercial, industrial)

North SINGLE FAMILY RESIDENTIAL
South SINGLE FAMILY RESIDENTIAL
East SINGLE FAMILY RESIDENTIAL
West MULTI-FAMILY RESIDENTIAL

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)

VACANT WITH SOME TREES AT WEST & SOUTH
PERIMETERS

Are there any trees, bushes or shrubs on the project site? YES If yes, are any to be removed? UNKNOWN
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) N/A

Proposed Use of Existing Structure(s) N/A

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):

N/A

Proposed Building Characteristics

Size of any new structure(s) or building addition(s) in gross sq. ft. 10,776

Building height in feet (measured from ground to highest point): 22'-24'

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

24'

Project site coverage:	Building Coverage:	<u>10,776</u>	Sq.Ft.	<u>17</u>	%
	Landscaped Area:	<u>4,100</u>	Sq.Ft.	<u>36</u>	%
	Paved Surface Area:	<u>28,979</u>	Sq.Ft.	<u>47</u>	%
	Total:	<u>61,855</u>	Sq.Ft.	<u>100</u>	100%

Exterior building materials: CEMENT PLASTER, METAL TRIM, DECORATIVE METAL-ART

Exterior building colors: TAN/EARTH TONES

Roof materials: SINGLE PLY / BUILT-UP ROOFING

Total number of off-street parking spaces provided: 77
 (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: _____

Parking: _____

Estimated Construction Starting Date 10.2019 Estimated Completion Date 8.2020

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

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) MEDICAL / DENTAL

Expected influence: Regional Citywide _____ Neighborhood _____

Days and hours of operation: 7 AM - 5 PM MONDAY TO FRIDAY (SOME SATURDAYS)

Total occupancy/capacity of building(s): AS PER CEC - 107

Total number of fixed seats: N/A Total number of employees: 20-30

Anticipated number of employees per shift: 20

Square footage of:

Office area 10,776 Warehouse area 0

Sales area 0 Storage area 0

Loading area 0 Manufacturing area 0

Total number of visitors/customers on site at any one time: 30-40

Other occupants (If Applicable) 0

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:

N/A

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): 808

Projected number of truck deliveries/loadings per day: 1-2

Approximate hours of truck deliveries/loadings each day: VARIES

What are the nearest major streets? EAST MONTE VISTA & COLORADO AVE

Distance from project? 0' (AT CORNER)

Amount of off-street parking provided: _____

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

PARKING LOT & DRIVEWAYS - 28,979 SQ. FT.

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): 1076 GALLONS

Source 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):

1076 GALLONS

Describe the type of sewage to be generated: STANDARD OFFICE SEWAGE

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

NO

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: COMMERCIAL Amount: 1,078 LBS

AIR QUALITY

Construction Schedule:

<u>Activity</u>	<u>Approximate Dates</u>
Demolition	<u>N/A</u>
Trenching	<u>10-2019</u>
Grading	<u>11-2019</u>
Paving	<u>6-2020</u>
Building Construction	<u>2-2020</u>
Architectural Coatings (includes painting)	<u>7-2020</u>

Total Volume of all Building(s) to be Demolished N/A

Max Daily Volume of Building(s) to be Demolished N/A

Total Acreage to be Graded 1.4

Amount of Soil to Import/Export? UNKNOWN

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: <http://www.epa.gov/enviro/html/rcris/>
- 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: _____

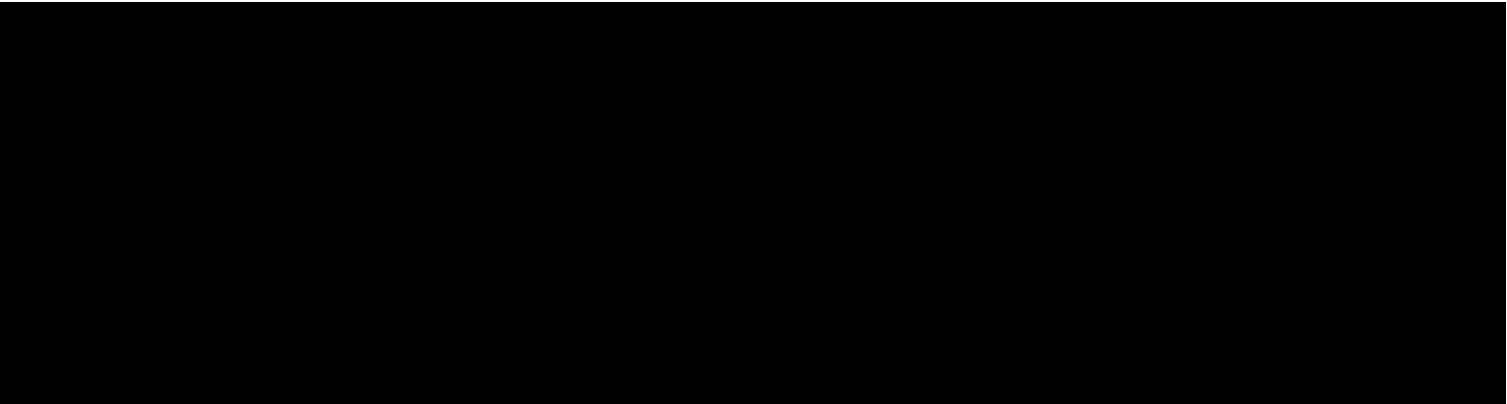
Regulatory ID Number: _____

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.



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)

