



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

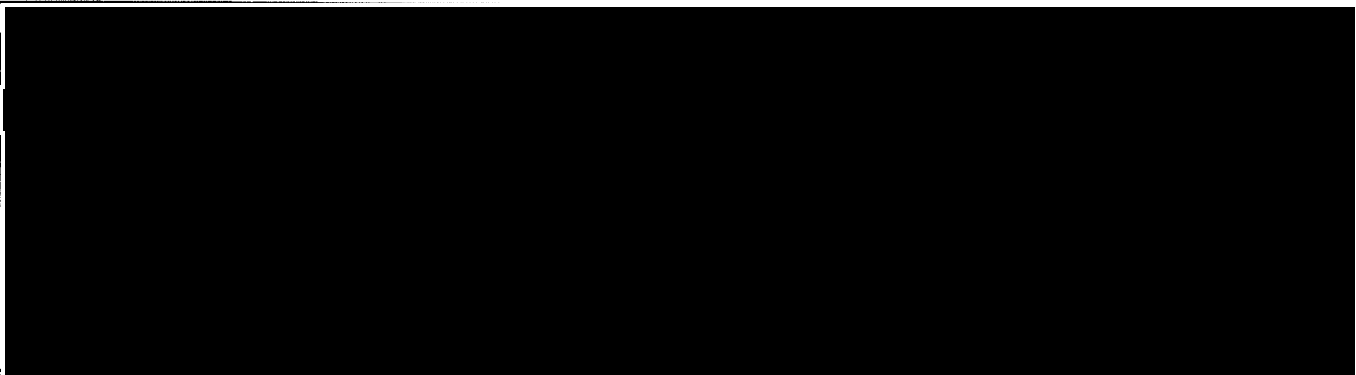
PROJECT ADDRESS: 1201 W. Monte Vista Ave., Turlock, CA 95382
ASSESSOR'S PARCEL NUMBER: 071 - 004 - 012 AREA OF PROPERTY (ACRES OR SQUARE FEET): 1.42 acres
EXISTING ZONING: RH - High Density Residential
GENERAL PLAN DESIGNATION: High Density Residential
DESCRIBE THE PROJECT REQUEST: Project is for a drive-up coffee kiosk and a multi-tenant commercial building which envisions a mix of retail and restaurant tenants.

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 Turlock Retail, L.P. PHONE NO. (415) 227-2200 E-MAIL: john@villageprop.com

Property Owner Info



Office Use Only

APPLICATION TYPE & NO.: GPA 19-01, PD 276, CSP 19-01 DATE RECEIVED: 2/6/19
CASH [REDACTED] CHECKED BY: AW
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: WARRIOR CROSSING

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

Project is a commercial development with two buildings and associated parking, landscape, and drive-thru lanes. The smaller of the two buildings is a Dutch Bros ("DB") coffee kiosk that serves both drive-up and walk-up customers. The larger of the two buildings is a multi-tenant commercial building which envisions supporting a mix of retail and restaurant tenants.

PROPERTY OWNER'S NAME: Turlock Retail, LP

Mailing Address: 940 Emmett Avenue, Suite 200, Belmont, CA 94002

Telephone: Business (415) 227-2200 Home ()

E-Mail Address: john@villageprop.com

APPLICANT'S NAME: Turlock Retail, LP

Phone (415) 227-2200

Address: 940 Emmett Avenue, Suite 200, Belmont, CA 94002

Telephone: Business (415) 227-2200 Home ()

E-Mail Address: john@villageprop.com

PROJECT SITE INFORMATION:

Property Address or Location: 1201 W. Monte Vista Ave., Turlock, CA 95382

Property Assessor's Parcel Number: APN 071-004-012

Property Dimensions: 382' x 163'

Property Area: Square Footage +/- 61,864 Acreage 1.42

Site Land Use: Undeveloped/Vacant Vacant now Developed Prior: Residential & Agricultural

If developed, give building(s) square footage Prior: House: 3,461 s.f., Shop: 1,109 s.f., Pool and Pump House: 363

LAND USE DESIGNATIONS:

ZONING:	Current:	<u>RH - High Density Residential</u>
	Proposed (If applicable):	<u>PD (based on CC - Community Commercial)</u>
GENERAL PLAN	Current:	<u>High Density Residential</u>
	Proposed (If applicable)	<u>Community Commercial</u>

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

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

North PD - Planned Development

South PD - Planned Development

East PS - Public / Semi-Public

West RH - High Density 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)

Site is a residential property on the corner of Monte Vista and Crowell directly opposite the southwest corner of Stanislaus State University. The site is generally flat with stable soils. Approximately one third of the property was occupied by a residential compound with house, shop and pool, while the remainder has typically been a plowed field.

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?
Yes If yes, please explain:

Impervious area will increase.

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) none

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? 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. 832 s.f. and 6,776 s.f.

Building height in feet (measured from ground to highest point): 21'-6"

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

Trash Enclosures: 8' tall at highest point of roof

Project site coverage:	Building Coverage:	<u>7,609</u>	Sq.Ft.	<u>12.3</u>	%
	Landscaped Area:	<u>12,910</u>	Sq.Ft.	<u>20.9</u>	%
	Paved Surface Area:	<u>41,345</u>	Sq.Ft.	<u>66.8</u>	%
	Total:	<u>61,864</u>	Sq.Ft.	<u>100%</u>	

Exterior building materials: Thin Brick Veneer, Vertical Rib Steel Siding, Aluminum Composite Panels, Cement Fiber Siding, Cement Plaster, Steel, Prefinished Sheet Metal, Storefront Windows
Exterior building colors: Brick: Red, White and Brown-Gray, Metal: Blue, Red and Yellow, ACP: Silver, Cement Fiber Siding: Gray, Cement Plaster: Light and Dark Gray

Roof materials: Corrugated Metal (sloped) and TPO Membrane (Flat)

Total number of off-street parking spaces provided: 73
 (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: Combination of wall-mounted exterior lights and soffit-mounted LED downlights.

Parking: Pole-mounted LED site lighting, 30' height.

Estimated Construction Starting Date 6/20/2019 Estimated Completion Date 2/15/2020

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) Coffee Kiosk, Multi-tenant Commercial (likely a combination of retail and restaurant)

Expected influence: Regional _____ Citywide _____ Neighborhood X

Days and hours of operation: DB: 5:00 am - 11:00 pm. Shops: TBD

Total occupancy/capacity of building(s): DB: 8. Shops: TBD.

Total number of fixed seats: DB: 8 Total number of employees: DB: 30. Shops: TBD.

Anticipated number of employees per shift: DB: 6. Shops: TBD.

Square footage of:

Office area TBD

Warehouse area none

Sales area TBD

Storage area TBD

Loading area none anticipated

Manufacturing area none

Total number of visitors/customers on site at any one time: DB: 8. Shops: TBD.

Other occupants (If Applicable) _____

Will the proposed use involve any toxic or hazardous materials or waste?

(Please explain): none anticipated

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

none anticipated

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): 826

Projected number of truck deliveries/loadings per day: DB: 2 per week. Shops: TBD.

Approximate hours of truck deliveries/loadings each day: DB: non rush hours.

What are the nearest major streets? Monte Vista & Crowell

Distance from project? adjacent to project

Amount of off-street parking provided: 73

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

New parking lot, drive-thru lanes, and sidewalks included. total hardscape area = 41,345 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.]

Retail: 60 gal/day

Restaurant: 7,000 gal/day

Note: Ultimate demand is dependent on future tenants.

Estimated gallons per day (using information above): 7,060 gal/day

Source of Water: public water utility

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):

700 gal/day

Describe the type of sewage to be generated: _____

as typical for retail and restaurant uses

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

potentially grease waste depending on tenants. Otherwise, none anticipated.

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: solid waste Amount: 740 lbs

AIR QUALITY

Construction Schedule:

<u>Activity</u>	<u>Approximate Dates</u>
Demolition	<u>not applicable</u>
Trenching	<u>June 2019</u>
Grading	<u>June 2019</u>
Paving	<u>November 2019</u>
Building Construction	<u>July 2019 - February 2020</u>
Architectural Coatings (includes painting)	<u>November 2019 - February 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 1.42 acres

Amount of Soil to Import/Export? calculation not yet available

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: _____

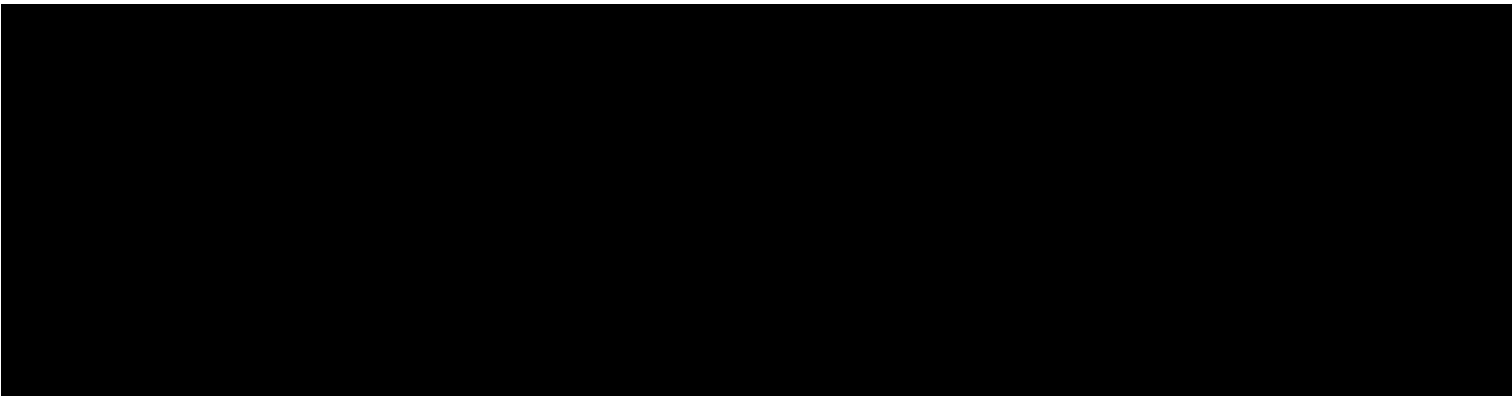
Regulatory ID Number: _____

Regulatory ID Number: _____

OR

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.

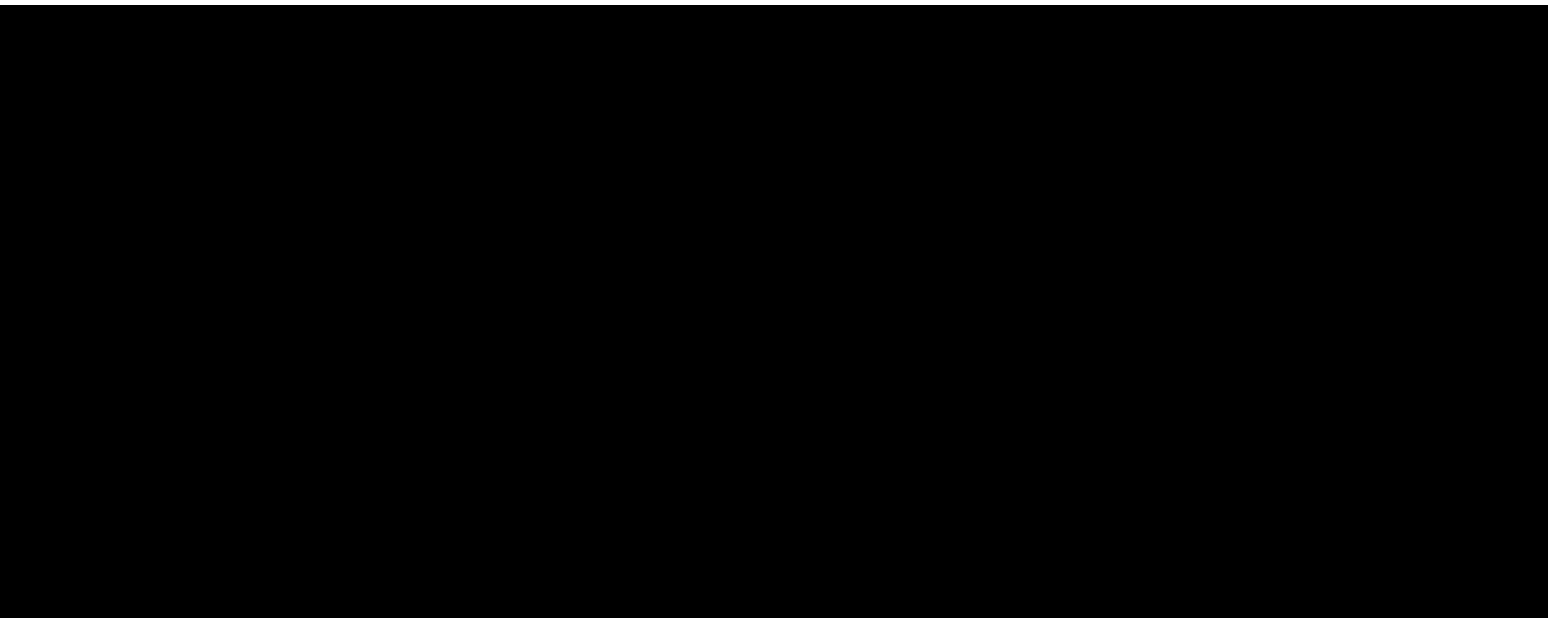


PROPERTY OWNER/APPLICANT SIGNATURE:

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)



Signature of Applicant/Agent

Date

Print Name and Title of Applicant/Agent

Phone Number

LETTER OF AUTHORIZATION

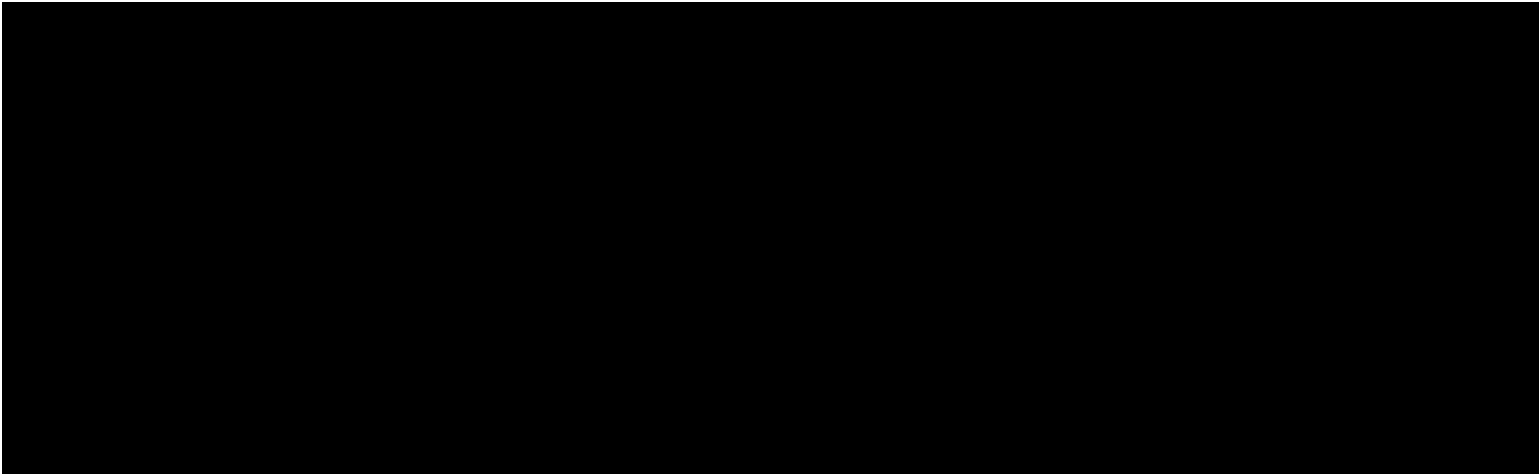
(Date)

To: Office of the City Engineer
Development Services
Engineering Division
156 South Broadway, Suite 150
Turlock, CA 95380

From: Property Owner(s) of 1201 W Monte Vista Ave., 071-004-012
(Address) (APN No.)

RE: Letter of Authorization for the proposed (Tentative/Vesting Tentative) Parcel Map

To whom it may concern:



(Signature)

(Date)

(Print Name)