



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: 153 S. Broadway TURLOCK, CA

ASSESSOR'S PARCEL NUMBER: 061-016-046 AREA OF PROPERTY (ACRES OR SQUARE FEET): .57 acres

EXISTING ZONING: Dc

GENERAL PLAN DESIGNATION: Downtown

DESCRIBE THE PROJECT REQUEST: To reconstruct Roof @ Banquet Space with an added 2nd Floor Office area & covered Entry Porch area.

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: Tamara Monroe PHONE NO. 634-4200 E-MAIL: tamara.monroe@tcloud.com

** Corporate partnerships must provide a list of principals. FAX NO. 667-2603

ADDRESS OF APPLICANT: 147 S. Broadway


Property Owner Info

PROPERTY OWNER: Calvary Chapel of Turlock, Inc PHONE NO. 634-4200 E-MAIL: tamara.monroe@tcloud.com

ADDRESS OF PROPERTY OWNER: 147 S. Broadway TURLOCK, CA 95380

Office Use Only

APPLICATION TYPE & NO.: MAA 19-04 DATE RECEIVED: 4/25/19

CASH:  CHECKED BY: je

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: Calvary Chapel Sanctuary Remodel, Reroofing & 2nd Floor Office Addition.

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

To Remodel (E) Banquet Area for our Main Sanctuary Worship space/use with New, raised Roof/vault ceiling, 2nd Floor Office space & covered Entry Porch. Also minor Remodeling, re-use classification of (E) Bar Area to become Office & Reception, Meeting Room.

PROPERTY OWNER'S NAME: Calvary Chapel of Turlock, Inc.

Mailing Address: 147 S. Broadway Turlock, CA 95380

Telephone: Business (209) 634-4200 Home (-) N/A

E-Mail Address: tamara.monroe@icloud.com

APPLICANT'S NAME: Tamara Monroe

Phone (209) 634-4200 -

Address: 147 S. Broadway Turlock, CA 95380

Telephone: Business () same as above Home () ---

E-Mail Address: tamara.monroe@icloud.com

PROJECT SITE INFORMATION:

Property Address or Location: 153 S. Broadway Turlock, CA

Property Assessor's Parcel Number: 061-016-046

Property Dimensions: 110' x 225.57'

Property Area: Square Footage 24,812 SF Acreage .57

Site Land Use: Undeveloped/Vacant --- Developed ✓

If developed, give building(s) square footage (E) Floor Area = 15,642 SF Proposed Area Additions =

LAND USE DESIGNATIONS:

ZONING: Current: Downtown Commercial (DC)
 Proposed (If applicable): same
 GENERAL PLAN Current: Downtown
 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 currently built out with structures, sidewalks, curbs, gutters, parking & landscaping. Completely developed.

Are there any trees, bushes or shrubs on the project site? 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) Church, Banquet Hall, Bar & Outdoor Events ^{Commercial Kitchen}

Proposed Use of Existing Structure(s) Church Use mainly w/offices, meeting Rooms & kitchen ^{area, uses}

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):

50-80 year old Brick, CMU, wood & Stucco building w/1920's design style.

Proposed Building Characteristics

939 SF 2nd Floor Office

Size of any new structure(s) or building addition(s) in gross sq. ft. 806 SF downstairs Entry Foyer

Building height in feet (measured from ground to highest point): (E) = 25' New = 35'

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>16,960</u>	Sq.Ft.	<u>68</u>	%
	Landscaped Area:	<u>6000</u>	Sq.Ft.	<u>24</u>	%
	Paved Surface Area:	<u>1,852</u>	Sq.Ft.	<u>8</u>	%
	Total:	<u>24,812</u>	Sq.Ft.	<u>-</u>	100%

Exterior building materials: Stucco, Red Brick, Aluminum Storefronts

Exterior building colors: Match (E) Red Brick, Tan, Dark Bronze, New Green or Grey Colors

Roof materials: Composition Shingles, hot-map & single-ply Roofing

Total number of off-street parking spaces provided: 7-existing
(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: Wall Pack & decorative accent lighting

Parking: 22' high Pole lights

Estimated Construction Starting Date 7/15/19 Estimated Completion Date 1/31/2020

If the proposal is a component of an overall larger project describe the phases and show them on the site plan:
No.

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)
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) (E) Church Use

Expected influence: Regional Citywide Neighborhood

Days and hours of operation: same hours as currently approved for.

Total occupancy/capacity of building(s): (E) 1151, New load = 1138 people

Total number of fixed seats: 700 Total number of employees: 10-12

Anticipated number of employees per shift: 4-6

Square footage of:

Office area New 2nd Floor = 939 SF Warehouse area N/A

Sales area N/A Storage area existing

Loading area N/A Manufacturing area NA

Total number of visitors/customers on site at any one time: 300

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

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): Reduction in trips for Church use from (E)

Projected number of truck deliveries/loadings per day: No change Bar Restaurant

Approximate hours of truck deliveries/loadings each day: N/A

What are the nearest major streets? A Street & Main Street

Distance from project? 0' & 200'

Amount of off-street parking provided: (E) 7- stalls

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

N/A.

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.]

No change in Use or Loads

Estimated gallons per day (using information above):

N/A

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)

No change in Use or demand loads

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

Same N/A

Describe the type of sewage to be generated:

Same Usage as currently approved for.
with Reduction in food & alcohol waste.

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

None.

SOLID WASTE

Land 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.]

 _____ No change but Reduction due to remove
 _____ Bar & Restaurant Use.

Type: N/A

Amount: N/A

AIR QUALITY

Construction Schedule:

Activity

Approximate Dates

Demolition

7/1/19

Trenching

N/A

Grading

N/A

Paving

N/A

Building Construction

8/1/19

Architectural Coatings (includes painting)

12/1/19

Total Volume of all Building(s) to be Demolished 72,000 cuft.

Max Daily Volume of Building(s) to be Demolished TBD

Total Acreage to be Graded 0

Amount of Soil to Import/Export? 0

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: _____

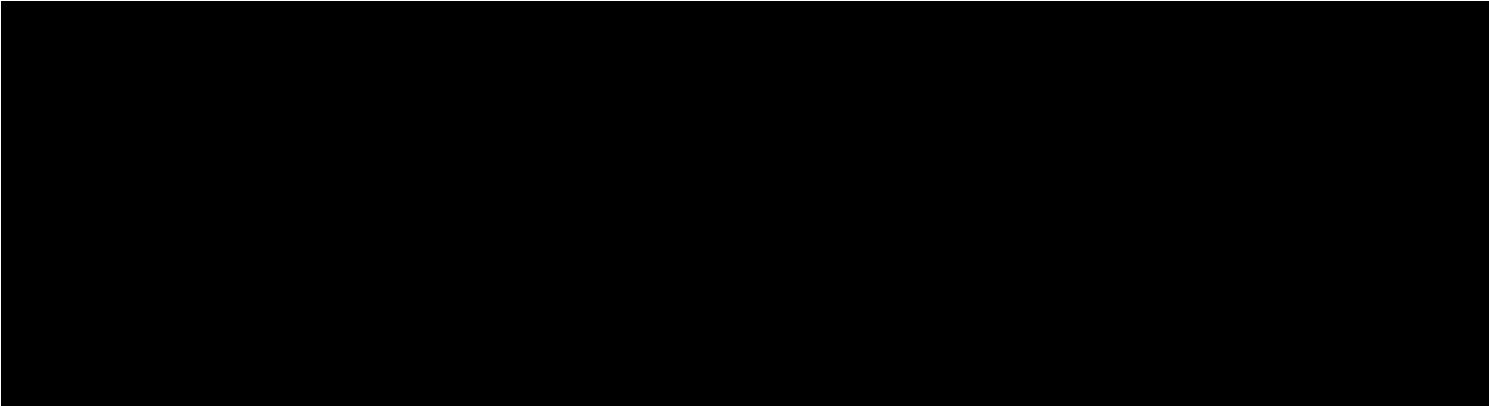
Regulatory ID Number: _____

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.



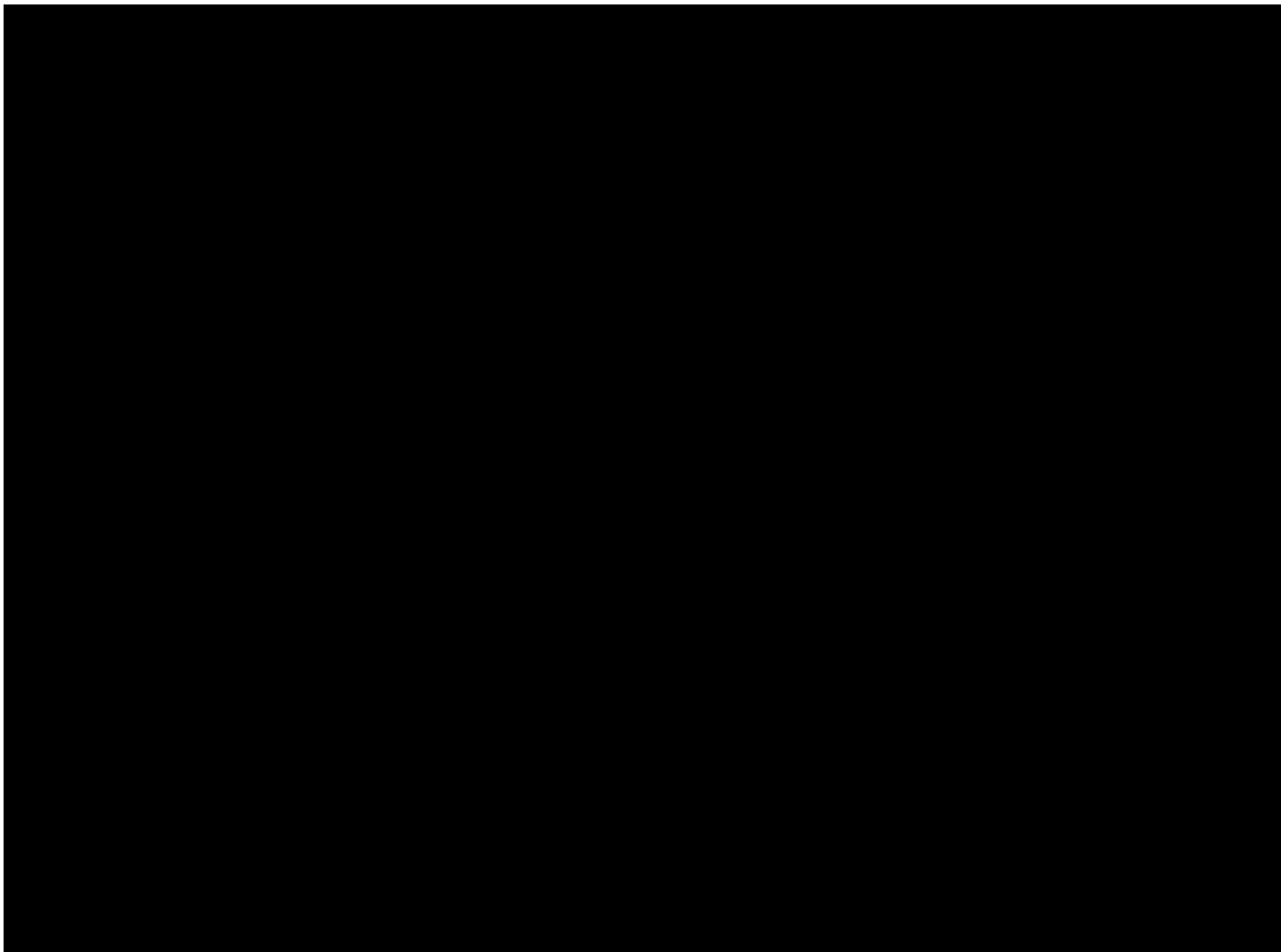
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PROPERTY OWNER/APPLICANT SIGNATURE:

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.