



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: 2500 FULKERTH ROAD

ASSESSOR'S PARCEL NUMBER: 089-019-021 AREA OF PROPERTY (ACRES OR SQUARE FEET): _____

EXISTING ZONING: CC

GENERAL PLAN DESIGNATION: CC

DESCRIBE THE PROJECT REQUEST: MINI-MART, QSR, GAS STATION and CARWASH

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 AMARPREET KAUR
AMAN SACHDEV PHONE NO. (559) 978-1682 E-MAIL: 990onestopv@com

Property Owner Info

[Redacted Property Owner Information]

Office Use Only

APPLICATION TYPE & NO.: MDP 19-06 DATE RECEIVED: 7/8/19

CASH _____ CHECKED BY: AW

PC HEARING DATE: _____ 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: ONE STOP VALERO

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

3,698 SF. MINI-MART w/TYPE 21 LIQUOR LICENSE, UNKNOWN QUICK SERVE RESTAURANT (SUCH AS A SUBWAY SANDWICH) @ 1798 SF, 2,392 SF FULL THRU CARWASH w/ ATTACHED 1000 SF VACUUM AREA and CANOPY, and 3572 SF 6 MID FUEL CANOPY.

PROPERTY OWNER'S NAME: DEAN PAUL

Mailing Address: 4730 IRVING ST., SF, CA 94122

Telephone: Business (415) 215-7383 Home () SAME

E-Mail Address: deanpaul@pacbell.net

APPLICANT'S NAME: AMARPREET KAUR and AMANU SACHDEVA

Phone (555) 978-1682

Address: 998 E. MANLYNG AVE., REEDLEY, CA 93654

Telephone: Business () Home ()

E-Mail Address: 998onestopvalero@gmail.com

PROJECT SITE INFORMATION:

Property Address or Location: 2500 FULBERT ROAD

Property Assessor's Parcel Number: 089-019-021

Property Dimensions: ± 355' X 150' TRAPEZOID SHAPED

Property Area: Square Footage ± 57,500 Acreage 1.32

Site Land Use: Undeveloped Vacant Developed

LAND USE DESIGNATIONS:

ZONING: Current: CC
 Proposed (If applicable): _____

GENERAL PLAN Current: CC
 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 and RESIDENTIAL

West SR 99

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 LOT, FAIRLY LEVEL, WEED COVERED.

NO ANIMALS SEEN.

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?
MAYBE If yes, please explain:

LOT SEEMS TO BE ABOVE ADJACENT GRADES. CURRENT DRAINAGE IS TO OFFSITE, NEW PROJECT WILL CONTAIN RAIN WATER PER STATE and CITY STANDARDS

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. 13,500 S.F. TOTAL

Building height in feet (measured from ground to highest point): ± 29'-8"

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

PARKING LOT POLE LIGHTS ± 20'-0"

Project site coverage:	Building Coverage:	<u>13,500</u>	Sq.Ft.	<u>23.6</u>	%
	Landscaped Area:	<u>15,062</u>	Sq.Ft.	<u>26.2</u>	%
	<u>HARDSCAPE and</u> Paved Surface Area:	<u>28,938</u>	Sq.Ft.	<u>50.3</u>	%
	Total:	<u>57,500</u>	Sq.Ft.	<u>100%</u>	100%

Exterior building materials: STUCCO, CERAMIC TILE, METAL ROOF TOWERS

Exterior building colors: SEE COLOR SCHEDULE ON PLANS

Roof materials: BUILT-UP FLAT ROOFS (UNSEEN) STANDING RIB MTL

Total number of off-street parking spaces provided: 35
 (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: GOOSE NECK DOWN LTS and ^{CONCEALED} SOFFIT LTS, LSI RECESSED IN CANOPY

Parking: AMBIENT LIGHT FROM BUILDINGS and FOLE LIGHTS SHOWN ON SITE

Estimated Construction Starting Date: JAN 1ST 2020 Estimated Completion Date: JULY 1ST 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) MINI-MART / QSR / GAS STATION / CARWASH

Expected influence: Regional ^{SR99} X Citywide X Neighborhood X

Days and hours of operation: 24 HOURS / 7 DAYS FOR MM, 12 HOURS / ~~7~~ DAYS QSR

Total occupancy/capacity of building(s): MINI-MART = 60 MAX / QSR = 30

Total number of fixed seats: NONE Total number of employees: MINI MART = 9 QSR = 8

Anticipated number of employees per shift: MM = 3 QSR = 4

Square footage of:

Office area	<u>100 SF</u>	KITCHEN	<u>600 SF</u>
Sales area	<u>2078 SF</u>	Warehouse area	<u>NONE</u>
Loading area	<u>NONE</u>	Storage area	<u>200 SF</u>
<u>COLD BOX</u>	<u>720 SF</u>	Manufacturing area	<u>NONE</u>

Total number of visitors/customers on site at any one time: 20 ESTIMATE

Other occupants (If Applicable) _____

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:

FUEL TANKS and GASOLINE SUPPLY

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 995
Retail Commercial	51.3 trips/1,000 s.f. bldg. area 190
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): 1225

Projected number of truck deliveries/loadings per day: 1

Approximate hours of truck deliveries/loadings each day: 6AM and 8PM

What are the nearest major streets? FULKERTH and SR 99

Distance from project? ADJACENT

Amount of off-street parking provided: 35 SPACES

If new paved surfaces are involved, describe them and give amount of square feet involved:
PAVING = ± 26,658 SF 6" REINFORCED CONCRETE

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 $2698 \times 100 = 269800$ ^{370 GPD}
Variable-[Please describe the water requirements for any service commercial or industrial uses in your project.]

QSR @ 300 GPD (ESTIMATE)
CANWASH 300 GPD (RECYCLE SYSTEM)

Estimated gallons per day (using information above): 970 GPD

Source of Water: CITY OF TORLACK

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 $5.5 \times 100 = 550$
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)

CANWASH +/- 100 GPD

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

650 GPD

Describe the type of sewage to be generated: HUMAN WASTE @ RESTROOMS,

CANWASH OVERFLOW, COMMERCIAL KITCHEN

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

GREASE TRAP REQ'D FOR QSR

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 $5,500/500 \times 50 = 55$

Variable-[Please describe the projected solid waste to be generated by your project.]

Type: PAPER / OSR Amount: 55#/DAY

AIR QUALITY

Construction Schedule:

Activity

Approximate Dates

Demolition

Trenching

JAN 2020

Grading

JAN 2020

Paving (POURING CONC.)

JAN → JULY 2020

Building Construction

JAN → JULY 2020

Architectural Coatings (includes painting)

APRIL → JULY 2020

Total Volume of all Building(s) to be Demolished 0
 Max Daily Volume of Building(s) to be Demolished 0

Total Acreage to be Graded 1.32

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: <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: _____

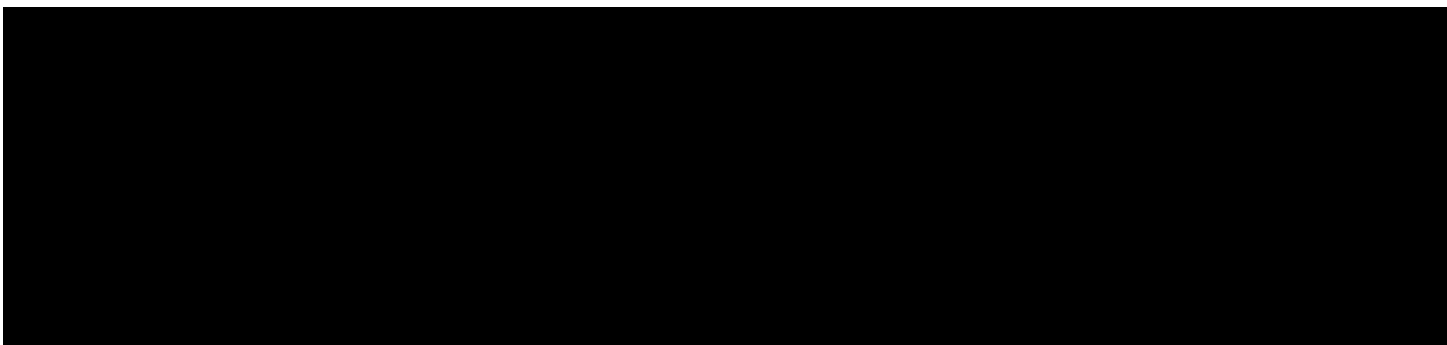
Regulatory ID Number: _____

Regulatory ID Number: _____

OR

 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.

TO: City of Turlock Development Services Department

APPLICANT: AMARPREET KAUR

PROJECT NAME: ONE STOP VALERO

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, _____ say that I **posted** a true copy of the required on-site sign,

"NOTICE OF PLANNING PERMIT APPLICATION"

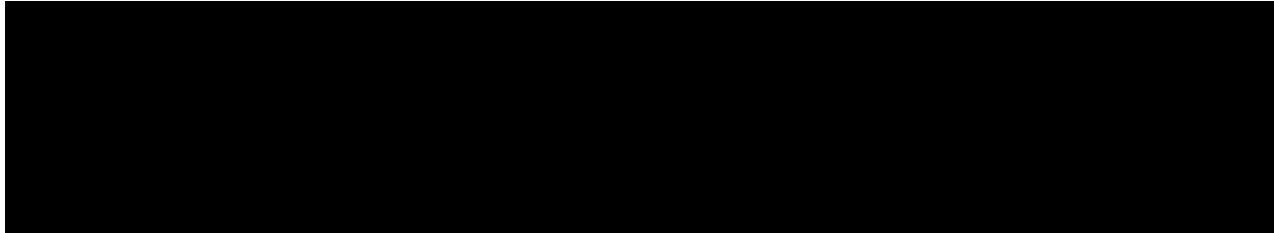
for application _____

on the subject property located at: _____ 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__.



Attachment: Photo of project sign

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: _____

APN: _____

Description of Project: _____

ILLUSTRATION OF THE
PROJECT
(2'x 2')

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

