



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: 2710 Geer Rd. Turlock, CA 95382

ASSESSOR'S PARCEL NUMBER: 072 - 014 - 060 AREA OF PROPERTY (ACRES OR SQUARE FEET): 2.6 Acres

EXISTING ZONING: A RE RL RM RH CO CC CH CT I IBP PD³⁴ Downtown

GENERAL PLAN DESIGNATION: A VLDR LDR MDR HDR O Comm Comm~~XX~~ Heavy Comm I

DESCRIBE THE PROJECT REQUEST: 68' tall monopine telecommunications facility including, 12 antennas, 16 RRHs, 6 Surge Suppressors, 3 equipment cabinets, 20kW Standby Emergency Generator, and associated ground equipment located within a fenced lease area measuring 742.5 square feet (24.75' x 30').

Applicant Information

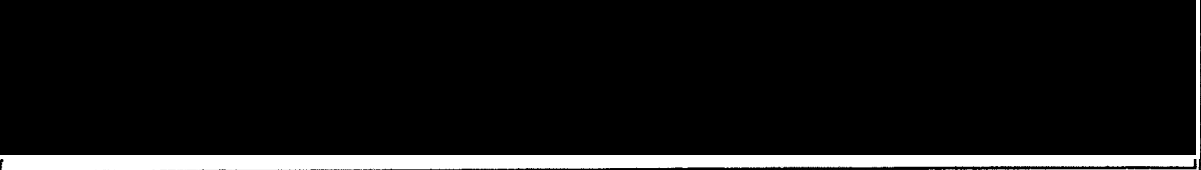
NOTE: Information provided on this application is considered public record and will be released upon request by any member of the public.

APPLICANT: Verizon Wireless C/o Epic Wireless Group PHONE NO. 530-368-2357 E-MAIL: andrew.lesa@epicwireless.net

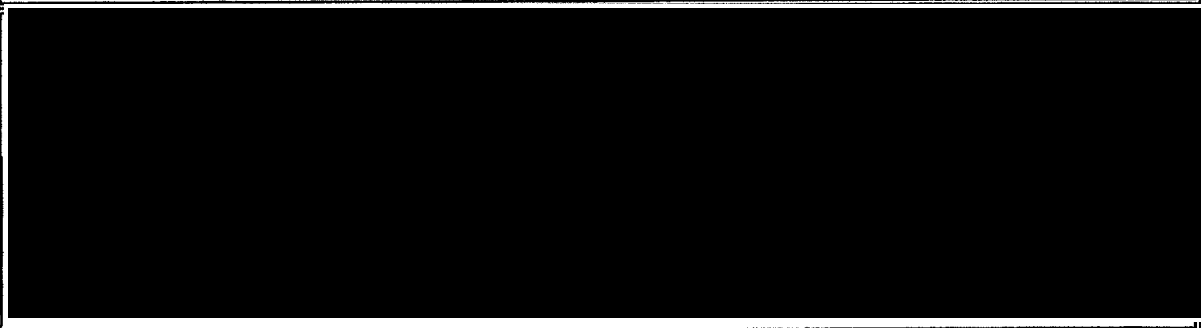
** Corporate partnerships must provide a list of principals. FAX NO. _____

ADDRESS OF APPLICANT: 605 Coolidge Dr, Suite 100, Folsom, CA 95630

CONTACT PERSON (If different than applicant): Andrew Lesa




Property Owner Info




Office Use Only

APPLICATION TYPE & NO.: CUP 19-03 DATE RECEIVED: 8/6/2019

 CHECKED BY: AW

PC HEARING DATE: 11/7/2019 CC HEARING DATE: _____



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: "Emmanuel Medical Center", Verizon Wireless Telecommunications Facility

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

68' tall monopine telecommunications facility including 12 antennas, 16 RRH's, 6 Surge Suppressors
3 Equipment Cabinets, 20 KW Standby Emergency Generator and associated ground equipment
located within a fenced lease area measuring 742.5 sq. ft. (24.5' x 30')

PROPERTY OWNER'S NAME: Jeffrey Solomon

Mailing Address: 16 Silver Fir , Irvine, CA 92604

Telephone: Business (949) 300-4894 Home () Same

E-Mail Address: lindajeffsolomon@gmail.com

APPLICANT'S NAME: Verizon Wireless c/o Epic Wireless Group

Phone (530) 368-2357

Address: 605 Coolidge Dr, Suite 100, Folsom, CA 95630

Telephone: Business (530) 368-2357 Home () N/A

E-Mail Address: andrew.lesa@epicwireless.net

PROJECT SITE INFORMATION:

Property Address or Location: 2710 Geer Rd. Turlock, CA 95382

Property Assessor's Parcel Number: 072-014-060

Property Dimensions: 260' x 442'

Property Area: Square Footage 114,920 Acreage 2.6

Site Land Use: Undeveloped/Vacant _____ Developed Commercial

If developed, give building(s) square footage 20,530

LAND USE DESIGNATIONS:

ZONING:	Current:	PD34
	Proposed (If applicable):	Same
GENERAL PLAN	Current:	Commercial
	Proposed (If applicable)	Same

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

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

North	PD 126	Commercial
South	RH	Apartment High Density Residential
East	RH	Apartment High Density Residential
West	CC	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)

The current site is developed with commercial use (gym). The topography of the site is level. The proposed cell facility will be located to the rear of the parcel. No cultural, historical, or scenic aspects are located on the parcel. The site is fully developed and includes a commercial building with paved parking.

Are there any trees, bushes or shrubs on the project site? No 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) Commercial

Proposed Use of Existing Structure(s) Commercial

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? N/A If yes, date filed: N/A

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):

The existing building is approximately 15 years old and is in good condition. The design uses stucco and painted brick. The building has a flat roof with little to no architectural details. The building is painted two tone with brown on the base and light tan on the top half.

Proposed Building Characteristics

Size of any new structure(s) or building addition(s) in gross sq. ft. Proposed Verizon Wireless lease area: 742.5 sqft

Building height in feet (measured from ground to highest point): No proposed building. Cabinet height: 7'

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

68' to top of faux tree

Project site coverage: Building Coverage: N/A Sq.Ft. _____ %

Existing site is paved, Landscaped Area: N/A Sq.Ft. _____ %

no proposed landscaping Paved Surface Area: N/A Sq.Ft. _____ %

or new buildings. Total: N/A Sq.Ft. _____ 100%

Exterior building materials: Cell facility to be designed as faux pine tree

Exterior building colors: Lease area to be fenced with chain link and PVC slates colored dark brown to match existing building.

Roof materials: N/A

Total number of off-street parking spaces provided: N/A, cell facility is an unmanned facility.
 (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: 1 service light with auto shut-off timer for technician at 8' high.

Parking: N/A

Estimated Construction Starting Date 4/1/2020 Estimated Completion Date 7/1/2020

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 N/A - Entire Section
 (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) Telecommunication Facility

Expected influence: Regional _____ Citywide _____ Neighborhood XX

Days and hours of operation: 24 hours a day, 7 days a week.

Total occupancy/capacity of building(s): N/A, unmanned facility

Total number of fixed seats: 0 Total number of employees: 0

Anticipated number of employees per shift: 0

Square footage of:

Office area 0 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: N/A, unmanned facility

Other occupants (If Applicable) 1 cell technician will visit the site once a month for routine inspection.

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

(Please explain): Proposed will include a standby emergency generator with a 92 gallon fuel tank.

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

Federal Communications Commission (FCC) requires filing.

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): N/A, unmanned facility.

Projected number of truck deliveries/loadings per day: N/A, unmanned facility

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

What are the nearest major streets? Geer Road and E Minnesota Ave

Distance from project? 530' from Geer Road. 520' from E Minnesota Ave.

Amount of off-street parking provided: N/A, unmanned facility

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

N/A, no new paving proposed.

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 Water Requirements. Unmanned facility with no water hookups.

Estimated gallons per day (using information above): None

Source of Water: N/A

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)

None, unmanned facility with no sewer hookup.

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

None

Describe the type of sewage to be generated: N/A. unmanned

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.]
	None

Type: N/A Amount: None

AIR QUALITY

Construction Schedule:

<u>Activity</u>	<u>Approximate Dates</u>
Demolition	<u>N/A</u>
Trenching	<u>4/1/2020</u>
Grading	<u>N/A</u>
Paving	<u>N/A</u>
Building Construction	<u>4/15/2020 - 7/1/2020</u>
Architectural Coatings (includes painting)	<u>N/A</u>

Total Volume of all Building(s) to be Demolished None
Max Daily Volume of Building(s) to be Demolished None

Total Acreage to be Graded None

Amount of Soil to Import/Export? None

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: _____

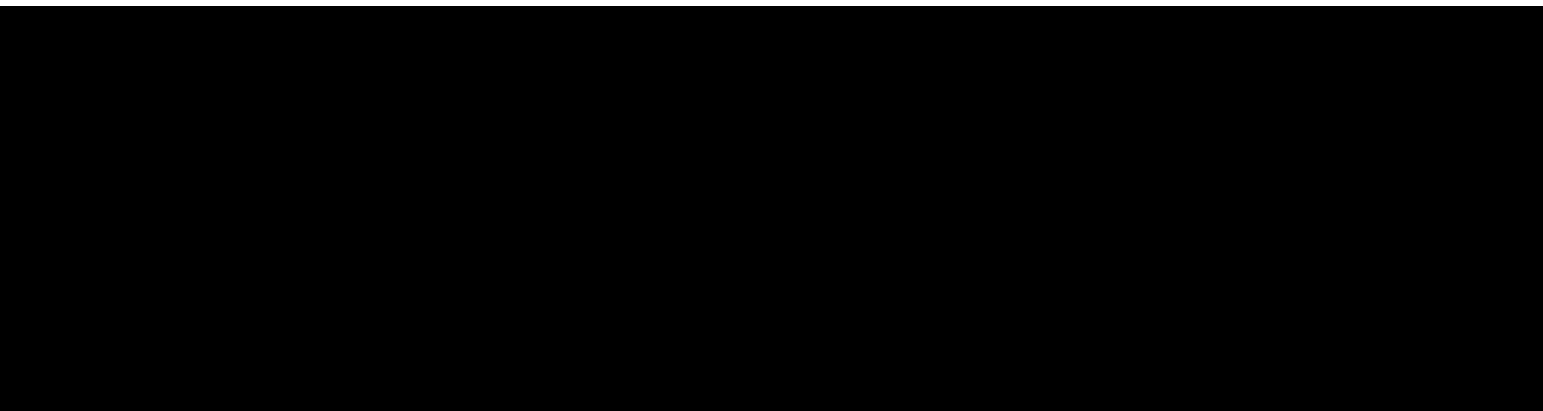
Regulatory ID Number: _____

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.



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)

