



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 North Golden State Blvd.

ASSESSOR'S PARCEL NUMBER: 088 - 007 - 025 - 000 AREA OF PROPERTY (ACRES OR SQUARE FEET): 1.08 acres

EXISTING ZONING: Community Commercial (CC)

GENERAL PLAN DESIGNATION: Community Commercial (CC)

DESCRIBE THE PROJECT REQUEST: Community Commercial (CC)

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 David Spradlin PHONE NO. (916) 708-4095 E-MAIL: David@mwgholdings.com



Property Owner Info

Office Use Only

APPLICATION TYPE & NO.: CVP 19-09 DATE RECEIVED: 10/4/19

CASH \_\_\_\_\_ OR CHECK NO. \_\_\_\_\_ / \$ \_\_\_\_\_ CHECKED BY: KQ

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:** Perfect Union Turlock

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

We are proposing to renovate an existing building for cannabis dispensary and ancillary program. Site improvements are to include re-striping the existing parking stalls, removal of 1 small palm tree in the existing drive entrance, and addition of low water, native landscaping at the existing median of Golden State Blvd. Exterior building improvements are to include new paint and mural decal at the existing storefront along Golden State Blvd. Interior Improvements are to include new partitions, casework, ceilings, mechanical, electrical, plumbing, furniture and finishes. No structural work proposed. Signage is not proposed under this permit.

**PROPERTY OWNER'S NAME:** David Spradlin

### PROJECT SITE INFORMATION:

Property Address or Location: 2500 North Golden State Blvd.

Property Assessor's Parcel Number: 088-007-025-000

Property Dimensions: 158.73x3077.41x136.76x348.84

Property Area: Square Footage 47,044.8 Acreage 1.08

Site Land Use: Undeveloped/Vacant Community Commercial Developed Community Commercial

If developed, give building(s) square footage 4,320 sf

**LAND USE DESIGNATIONS:**

ZONING:           Current:                           Community Commercial

                          Proposed (If applicable):           Community Commercial

GENERAL PLAN   Current:                           Community Commercial

                          Proposed (If applicable)           Community Commercial

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

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

North Residential

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)

The existing site is paved with slight gradation for water drainage. The landscape is low water, native landscaping. There are no proposed modifications to the existing site paving or drainage.

\_\_\_\_\_

\_\_\_\_\_

Are there any trees, bushes or shrubs on the project site? Yes if yes, are any to be removed? Yes, 1 small Palm in drive entrance.

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) Existing Mercantile Building

Proposed Use of Existing Structure(s) Proposed Mecantile

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? No 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):

Existing moderately sized 1971 building in good condition, designed in the International Style International for use as a car retail showroom.

The building is designed with an abundance of parking area for the original use of car sales.

**Proposed Building Characteristics**

Size of any new structure(s) or building addition(s) in gross sq. ft. Structure is existing to remain, no additions.

Building height in feet (measured from ground to highest point): Building Height is +/-22'-10", existing to remain.

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

Light poles are +/-25' height, existing to remain.

Project site coverage:	Building Coverage: <u>4,320</u> Sq.Ft. <u>9.2</u> %
	Landscaped Area: <u>6,850</u> Sq.Ft. <u>14.6</u> %
	Paved Surface Area: <u>35,874.8</u> Sq.Ft. <u>76.2</u> %
	Total: <u>47,044.8</u> Sq.Ft. <u>100%</u>

Exterior building materials: (E) Metal Roof to remain, (E) Storefront to be wrapped with decal mural, (E) Stucco to be painted.

Exterior building colors: (E) Stucco to be painted a light gray with entry accent of blue. (E) Storefront to be wrapped in a directional mural in shades of dark and light blue with white accents.

Roof materials: (E) Metal Roof to remain.

Total number of off-street parking spaces provided: 16  
 (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: All lighting is existing to remain.

Parking: Parking stalls are existing to remain. All parking will be re-stripped.

Estimated Construction Starting Date \_\_\_\_\_ Estimated Completion Date \_\_\_\_\_

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) Mercantile

Expected influence: Regional \_\_\_\_\_ Citywide x Neighborhood \_\_\_\_\_ x

Days and hours of operation: 9:00 am -9:00 pm

Total occupancy/capacity of building(s): \_\_\_\_\_ 85 occupants

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

Anticipated number of employees per shift: \_\_\_\_\_

Square footage of:

Office area \_\_\_\_\_ Warehouse area \_\_\_\_\_

Sales area \_\_\_\_\_ Storage area \_\_\_\_\_

Loading area \_\_\_\_\_ Manufacturing area \_\_\_\_\_

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

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:

\_\_\_\_\_  
\_\_\_\_\_

**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): 221.62

Projected number of truck deliveries/loadings per day: \_\_\_\_\_

Approximate hours of truck deliveries/loadings each day: \_\_\_\_\_

What are the nearest major streets? North Golden State Blvd

Distance from project? Adjacent to site

Amount of off-street parking provided: 16

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

All paving is existing to remain.

**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.]

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Estimated gallons per day (using information above): 432

Source of Water: Public water

**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)

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Estimate the amount (gallons/day) sewage to be generated (using information above):  
432

Describe the type of sewage to be generated: Restroom and Breakroom Sewage

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

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**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.]

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Type: Office waste, packaging waste Amount: 432

**AIR QUALITY**

*Construction Schedule:*

<u>Activity</u>	<u>Approximate Dates</u>
Demolition	_____
Trenching	_____
Grading	_____
Paving	_____
Building Construction	_____
Architectural Coatings (includes painting)	_____

*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* 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>

NEPAAssist: <http://www.epa.gov/compliance/nepa/nepassist-mapping.html>

California DTSC Envirostor: [www.envirostor.dtsc.ca.gov/public](http://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: \_\_\_\_\_

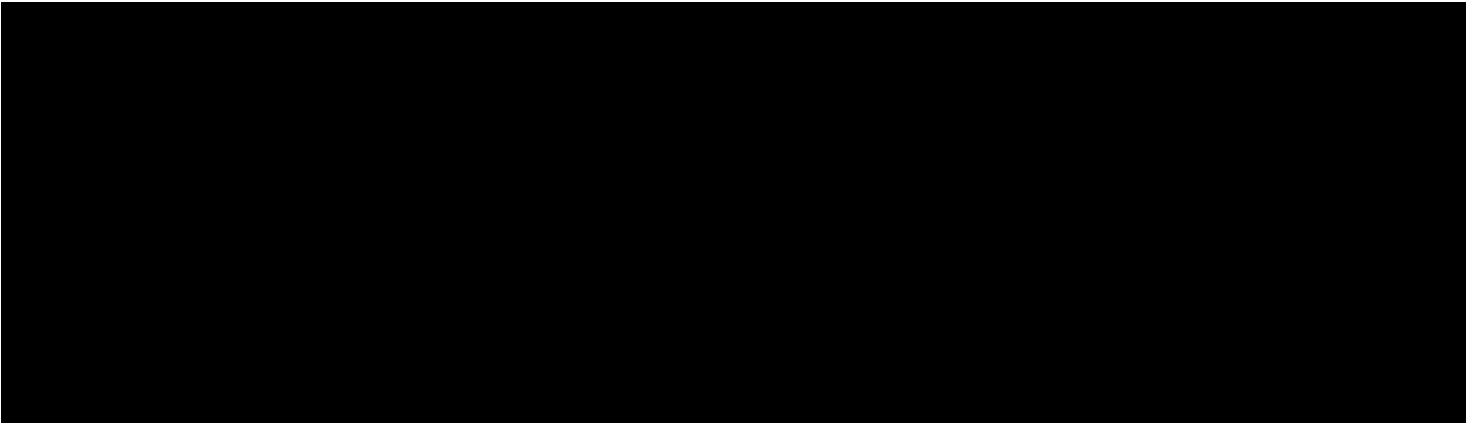
Regulatory ID Number: \_\_\_\_\_

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.

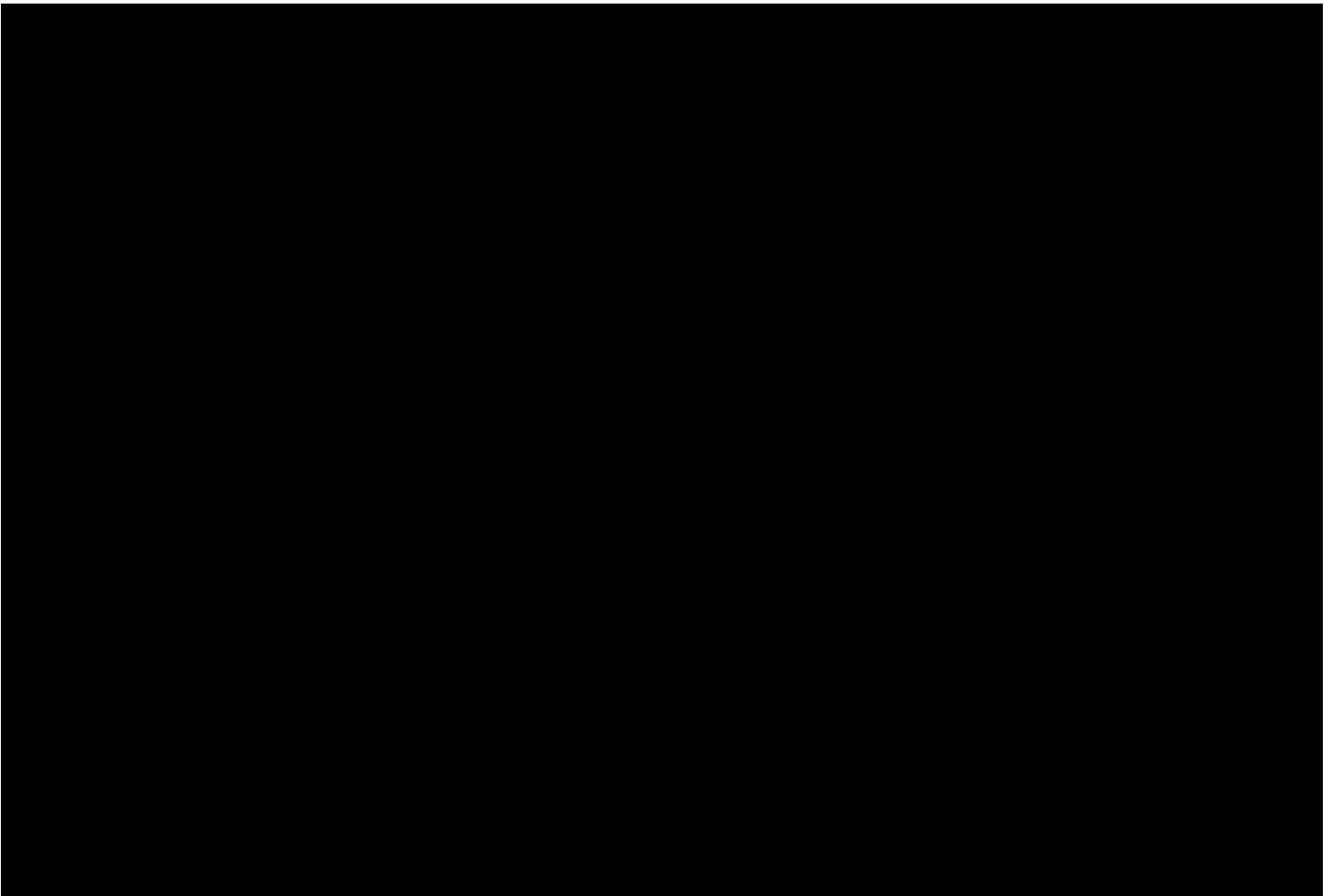


**PROPERTY OWNER/APPLICANT SIGNATURE:**

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)**



**TO: City of Turlock Development Services Department**

**APPLICANT:** David Spradlin

**PROJECT NAME:** Perfect Union Turlock

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 \_\_\_\_.

\_\_\_\_\_  
APPLICANT'S SIGNATURE

\_\_\_\_\_  
APPLICANT'S PRINTED NAME

*Attachment: Photo of project sign*