



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: 2919 W Christoffersen Pkway

ASSESSOR'S PARCEL NUMBER: 087-026-005 AREA OF PROPERTY (ACRES OR SQUARE FEET): 3.32'ac

EXISTING ZONING: Office Commercial or High Density Residential

GENERAL PLAN DESIGNATION: High Density Residential /office

DESCRIBE THE PROJECT REQUEST: installation and operation of arsenic treatment system at groundwater well site

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 Provost & Pritchard PHONE NO. 559-449-2700 E-MAIL: kmcenerney@ppeng.com

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

ADDRESS OF APPLICANT: 286 W. Cromwell Ave, Fresno, CA 93711

CONTACT PERSON (If different than applicant): Kelly McEnerney

Property Owner Info

PROPERTY OWNER: City of Turlock PHONE NO. 209-668-5542 E-MAIL: N/A

ADDRESS OF PROPERTY OWNER: 156 S. Broadway, Turlock, CA 95380

Office Use Only

APPLICATION TYPE & NO.: MDP 19-18 DATE RECEIVED: 12/19/19

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

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:** Well No. 38 Arsenic Treatment

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

The City of Turlock proposes implementing an iron-assisted coagulation filtration plant to treat water contaminated with arsenic at Well No. 38.

**PROPERTY OWNER'S NAME:** City of Turlock

**Mailing Address:** 156 S Broadway Ste 270, Turlock CA 95380

**Telephone: Business** (209) 668-5542 **Home** ( ) \_\_\_\_\_

**E-Mail Address:** N/A

**APPLICANT'S NAME:** Provost & Pritchard

**Phone** (559) 449-2700

**Address:** 280 W. Cromwell Ave, Fresno, CA 93711

**Telephone: Business** (559) 449-2700 **Home** ( ) \_\_\_\_\_

**E-Mail Address:** kmcenerney@ppeng.com

**PROJECT SITE INFORMATION:**

**Property Address or Location:** 2919 W Christoffersen Pkwy

**Property Assessor's Parcel Number:** 087-026-005

**Property Dimensions:** 200' x 650'

**Property Area: Square Footage** 144,619 **Acreage** 3.32

**Site Land Use: Undeveloped/Vacant** \_\_\_\_\_ **Developed** well site, storage shed

**If developed, give building(s) square footage** Maintenance Shed = 2480 sqft

Filter Pad = 1,375 sqft. Chemical Storage Enclosure = 2,100 sqft. Tank = 480 sqft.

**LAND USE DESIGNATIONS:**

ZONING: Current: Office Commercial or High Density Res.  
 Proposed (If applicable): N/A

GENERAL PLAN Current: High Density Residential / Office  
 Proposed (If applicable) N/A

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

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

North Low Density Residential: single family homes  
 South Heavy Commercial: single family home and vacant  
 East Public & Semi-Public: high school  
 West Office Comm. or High Density Res.: apartments

**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 parcel includes ruderal vacant land, paved areas, compacted dirt, and two buildings: one made of cinderblock and the other barn-like with metal siding.

Soil is Dinuba sand loam 0-1% slope. Animal species observed onsite: domestic cats, pigeons, starlings, crows, scrub jays. No native plants.

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:

The project will remove arsenic from the water pumped from the well onsite. Water quantity will be unaffected. Approx. 32,000 sq ft of impervious surfaces will be added but drainage will not be significantly altered.

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) storage, well site

Proposed Use of Existing Structure(s) storage, well site

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):

1. Well Building: concrete block wall building about 15 years old in good condition approximately 30' x 45'

2. Maintenance Shed: corrugated metal shed approximately 40' x 62'  
photos included on following page

**Proposed Building Characteristics**

Size of any new structure(s) or building addition(s) in gross sq. ft. 6,435 sq. ft.

Building height in feet (measured from ground to highest point): tallest structure will be 24'

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

Maintenance Shed = 18' Chemical Storage Enclosure = 18' Tank = 24'  
Filters = 15'

Project site coverage:	Building Coverage:	<u>5,820</u> Sq.Ft.	<u>4.0</u> %
	Landscaped Area:	<u>25,022</u> Sq.Ft.	<u>17.3</u> %
	Paved Surface Area:	<u>43,455</u> Sq.Ft.	<u>30.0</u> %
	Total:	<u>144,619</u> Sq.Ft.	<u>100%</u>

Exterior building materials: metal roof, chain-link fence sides, concrete containment curb

Exterior building colors: tan / natural and grey

Roof materials: metal

Total number of off-street parking spaces provided: N/A  
 (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: N/A

Parking: one 25 ft light pole with 12 ft arm and 70 W lighting per City Standards  
 Estimated Construction Starting Date May 2020 Estimated Completion Date March 2021

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

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**Commercial, Industrial, Manufacturing, or Other Project**

(As applicable to proposal)

Type of use(s) groundwater well and water treatment site

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

Days and hours of operation: will operate on an as needed basis

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

Total number of fixed seats: N/A Total number of employees: 2-3

Anticipated number of employees per shift: 2-3

Square footage of:

Office area N/A

Warehouse area N/A

Sales area N/A

Storage area N/A

Loading area N/A

Manufacturing area N/A

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

Other occupants (If Applicable) \_\_\_\_\_

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

(Please explain): treatment requires sulfuric acid, sodium hypochlorite, ferric chloride, sodium hydroxide

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

SWRCB: NPDES construction general permit,  
Individual or General Waste discharge permit

**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):  $(7.3 \text{ trips/1000 s.f.}) \times 4000 \text{ s.f.} = 29.2 \text{ trips}$

Projected number of truck deliveries/loadings per day: 1 delivery per week

Approximate hours of truck deliveries/loadings each day: 7 am - 5 pm

What are the nearest major streets? W Christoffersen Parkway and Mountain View Road

Distance from project? project is on NW corner of major streets

Amount of off-street parking provided: N/A

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

116,800 sq.ft. of new pavement for driveway and area for trucks to load and unload

**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.]

The treatment system and well  
will produce water and no  
additional water consumption is  
associated with this project

Estimated gallons per day (using information above): \_\_\_\_\_

Source of 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)

Filter backwash water will  
be discharged to the sewer

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

maximum of 60,000 gallons/day

Describe the type of sewage to be generated: backwash water from rinsing  
the filter vessels

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

Backwash & rinse water will discharge from equalization  
tank into city sewer system at approx. 100 gpm



**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: \_\_\_\_\_ Amount: N/A

**AIR QUALITY**

***Construction Schedule:***

<u>Activity</u>	<u>Approximate Dates</u>
Demolition	<u>5/2 - 5/6/20</u>
Trenching	<u>5/9 - 5/11/20</u>
Grading	<u>5/12 - 5/18/20</u>
Paving	<u>12/29/20 - 12/30/20</u>
Building Construction	<u>5/19/20 - 2/30/21</u>
Architectural Coatings (includes painting)	<u>2/31/21</u>

**Total Volume of all Building(s) to be Demolished** 2,300 cubic ft.

**Max Daily Volume of Building(s) to be Demolished** 2,300 cubic ft.

**Total Acreage to be Graded** 2.5 acres

**Amount of Soil to Import/Export?** 500 cubic yards

**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](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: \_\_\_\_\_

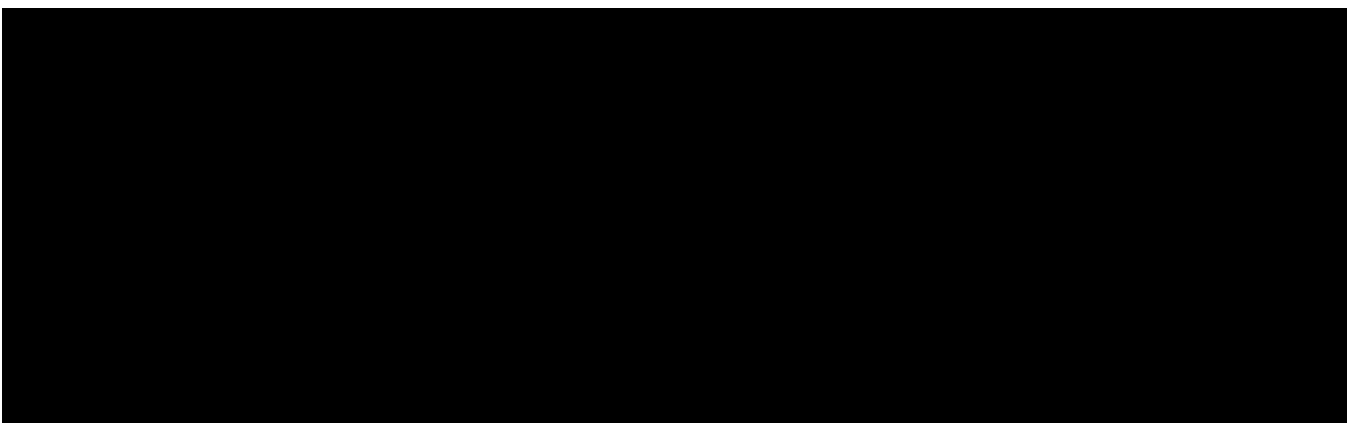
Regulatory ID Number: \_\_\_\_\_

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)**

