



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: 2090 EAST CANAL DRIVE

ASSESSOR'S PARCEL NUMBER: 051-028-050 AREA OF PROPERTY (ACRES OR SQUARE FEET): 2.30 ACRES

EXISTING ZONING: RETAIL COMMERCIAL

GENERAL PLAN DESIGNATION: PD-31

DESCRIBE THE PROJECT REQUEST: REMOVE LOADING DOCK & REPLACE W/ NEW GROUND LEVEL RECEIVING ROOM & RELOCATE TRASH ENCLAVE

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 Village Land Properties, LLC PHONE NO. 209-669-2099 E-MAIL: JFaltus@Pacomgmt.com

** Corporate partnerships must provide a list of principals. FAX NO. 209-664-4464

ADDRESS OF APPLICANT: P.O. Box 2936 Turlock CA 95381

Property Owner Info

[Redacted Property Owner Information]

Office Use Only

APPLICATION TYPE & NO.: MNP 19-19 DATE RECEIVED: 12/20/19

[Redacted] CHECKED BY: [Signature]

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: 2090 RECEIVING AREA UPDATE

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

- 1.) ADD ENCLOSED RECEIVING AREA IMMEDIATELY BEHIND GROCERY STORE TO ACCOMMODATE INDUSTRY DELIVERY CHANGES
- 2.) RELOCATE TRASH ENCLOSURE (EAST WALL)
- 3.) POSSIBLE 7 TO 10 PARKING SPACES (EAST WALL)

PROPERTY OWNER'S NAME: JIM PALLIOS

Mailing Address: PO BOX 2926 TURLOCK

Telephone: Business (209) 669-2099 Home

E-Mail Address: J.PALLIOS@PALCOMGMT.COM

APPLICANT'S NAME: VILLAGE CORNER SHOPPING CENTER

Phone (209) 669-2099

Address: 740 N. JOHNSON ROAD

Telephone: Business (209) 669-2099 Home

E-Mail Address: J.PALLIOS@PALCOMGMT.COM

PROJECT SITE INFORMATION:

Property Address or Location: 2090 E CAND DRIVE TURLOCK CA

Property Assessor's Parcel Number: 051-028-050

Property Dimensions: 240x418

Property Area: Square Footage 100,180 Acreage _____

Site Land Use: Undeveloped/Vacant N/A Developed PD 31

If developed, give building(s) square footage 30,791 (CURRENT)

LAND USE DESIGNATIONS:

ZONING: Current: PD31
Proposed (If applicable): N/A
GENERAL PLAN Current: PD31
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 TID LATERAL A AND R-1
South R-1
East R-1
West JULIEN ELEMENTARY School

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)

- EXISTING SERVICE ALLEY AND EXISTING TRUCK DOCK.
- NO SOILS OR LANDSCAPING EXISTS IN PROJECT AREA.

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:

SITE AREA IS EXISTING SERVICE ALLEY OF A SHOPPING CENTER.

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) RETAIL (GROCERY)

Proposed Use of Existing Structure(s) RETAIL (GROCERY)

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: N/A

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? N/A If yes, please describe and provide a copy of the recorded easement. N/A

Describe age, condition, size, and architectural style of all existing on-site structures (include photos):

1978 CMU, REMODELED 2003/2005

Proposed Building Characteristics

Size of any new structure(s) or building addition(s) in gross sq. ft. APPROX 734 TO 1145 SF

Building height in feet (measured from ground to highest point): APPROX 24' TO 25'

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

POSSIBLY TID RISER PIPE & AT&T/QUARTER RISER PIPE

Project site coverage:	Building Coverage:	<u>1200</u>	Sq.Ft.	<u>0.018</u>	%
	Landscaped Area:	<u>NO</u>	Sq.Ft.	<u>N/A</u>	%
	Paved Surface Area:	<u>Ø</u>	Sq.Ft.	<u>Ø</u>	%
	Total:	<u>1200</u>	Sq.Ft.	<u>0.018</u>	100%

Exterior building materials: METAL SIDING & OPTIAL TO ADD CMU AT LOWER 4'

Exterior building colors: TO MATCH EXISTING

Roof materials: METAL OR TORAL DAVIT OR COMPOSITE

Total number of off-street parking spaces provided: NONE
 (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

Parking: POTENTIALLY (7-9 ON SITE)

Estimated Construction Starting Date 2020 Estimated Completion Date FALL 2021

If the proposal is a component of an overall larger project describe the phases and show them on the site plan:
SEE ATTACHED

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				

“(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: _____

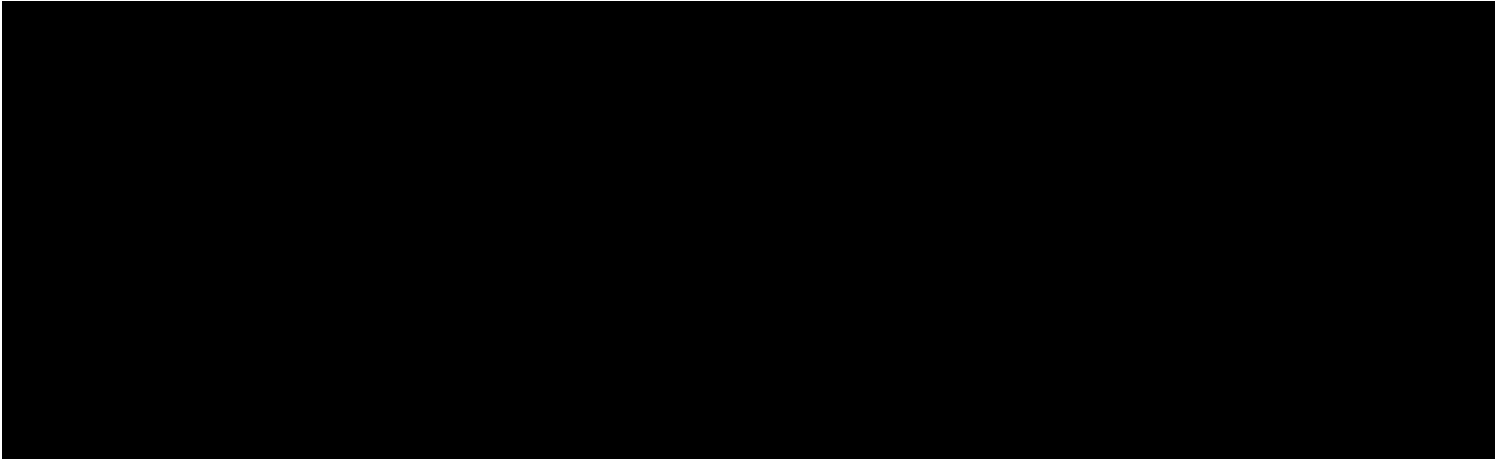
Regulatory ID Number: _____

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.

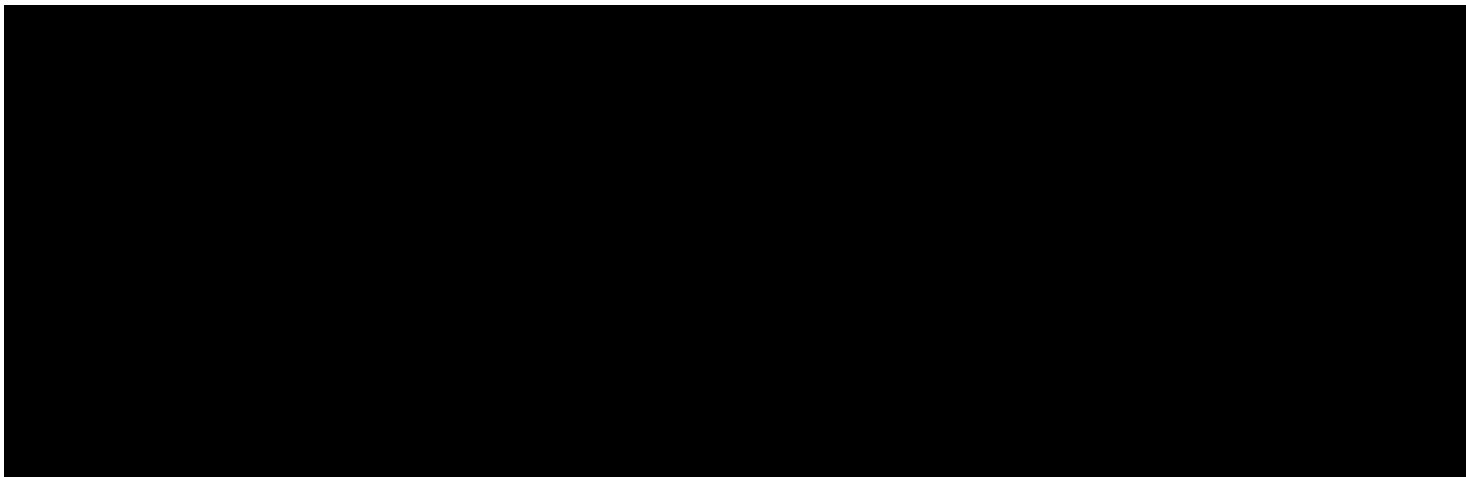


PROPERTY OWNER/APPLICANT SIGNATURE:

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.

Property Owner(s): (Attach additional sheets. as necessary)



Applicant(s): (If different than above)

Signature of Applicant/Agent

Date

Print Name and Title of Applicant/Agent

Phone Number