



**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: 1200 N. Golden State Blvd., Turlock, CA 95380

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ASSESSOR'S PARCEL NUMBER: 042 - 006 - 012 AREA OF PROPERTY (ACRES OR SQUARE FEET): .321 Acres

EXISTING ZONING: Commercial Heavy

GENERAL PLAN DESIGNATION: \_\_\_\_\_

DESCRIBE THE PROJECT REQUEST: Conditional Use Permit for a Cannabis Dispensary.

**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 The Evergreen Market PHONE NO. 206-852-7155 E-MAIL: arne@theevergreenmarket.com

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

ADDRESS OF APPLICANT: 4242 East Valley Road, Renton, Washington 98057

CONTACT PERSON (If different than applicant): Dustin Moore

\*The applicant will be considered the primary point for all contact, correspondence, and billing from the City unless other arrangements are made in writing.

SIGNATURE OF APPLICANT \_\_\_\_\_ PRINT NAME \_\_\_\_\_ DATE \_\_\_\_\_

This fee is to be a deposit towards full cost of processing application. Yes  No  Applicant's Initials \_\_\_\_\_

**Property Owner Info**

PROPERTY OWNER: \_\_\_\_\_ PHONE NO. \_\_\_\_\_ E-MAIL: \_\_\_\_\_

ADDRESS OF PROPERTY OWNER: \_\_\_\_\_

**Consent of Owner: I declare that I am the owner of the herein described property and that I have familiarized myself with this completed application and give consent to the action requested.**

SIGNATURE OF PROPERTY OWNER \_\_\_\_\_ PRINT NAME \_\_\_\_\_ DATE \_\_\_\_\_

**Office Use Only**

APPLICATION TYPE & NO.: \_\_\_\_\_ DATE RECEIVED: \_\_\_\_\_

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

PC HEARING DATE: \_\_\_\_\_ CC HEARING DATE: \_\_\_\_\_

PLANNER'S NOTES: \_\_\_\_\_



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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: 1200 N. GOLDEN STATE BLVD TURLOCK, CA 95380  
ASSESSOR'S PARCEL NUMBER: 042-006-012-000 AREA OF PROPERTY (ACRES OR SQUARE FEET): 14,000 SQ FT.  
EXISTING ZONING: COMMERCIAL  
GENERAL PLAN DESIGNATION: \_\_\_\_\_  
DESCRIBE THE PROJECT REQUEST: CANNABIS DISPENSARY

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 \_\_\_\_\_ PHONE NO. \_\_\_\_\_ E-MAIL: \_\_\_\_\_

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

ADDRESS OF APPLICANT: \_\_\_\_\_

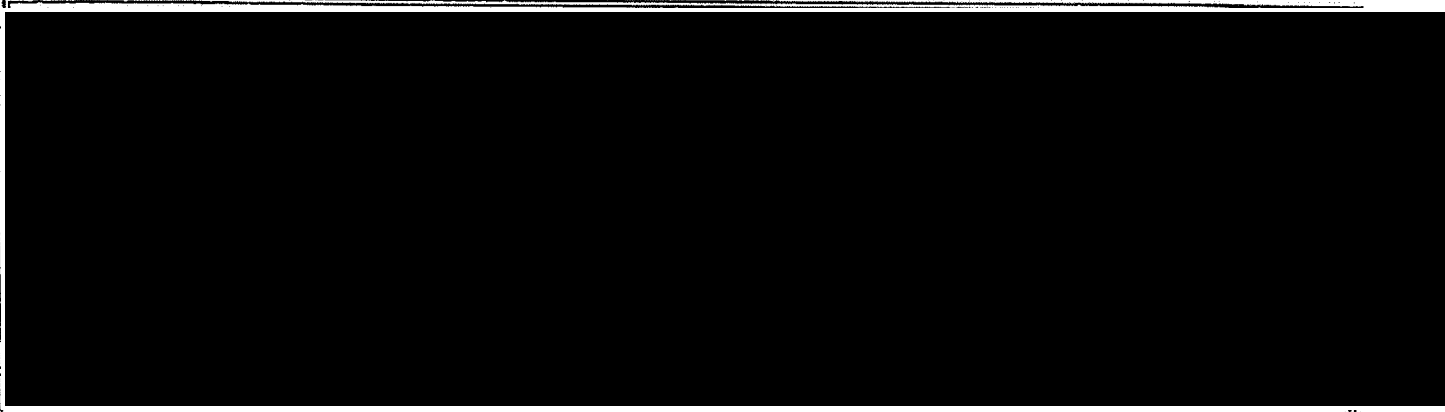
CONTACT PERSON (If different than applicant): \_\_\_\_\_

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Property Owner Info



Office Use Only

APPLICATION TYPE & NO.: \_\_\_\_\_ DATE RECEIVED: \_\_\_\_\_

CASH \_\_\_\_\_ OR CHECK NO. \_\_\_\_\_ /S \_\_\_\_\_ CHECKED BY: \_\_\_\_\_

PC HEARING DATE: \_\_\_\_\_ CC HEARING DATE: \_\_\_\_\_

PLANNER'S NOTES: \_\_\_\_\_



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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: \_\_\_\_\_

ASSESSOR'S PARCEL NUMBER: \_\_\_\_\_ - \_\_\_\_\_ - \_\_\_\_\_ AREA OF PROPERTY (ACRES OR SQUARE FEET): \_\_\_\_\_

EXISTING ZONING: \_\_\_\_\_

GENERAL PLAN DESIGNATION: \_\_\_\_\_

DESCRIBE THE PROJECT REQUEST: \_\_\_\_\_

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 Evergreen Market PHONE NO. 206-852-7154 E-MAIL: ain@theevergreen.com

[REDACTED]

This fee is to be a deposit towards full cost of processing application. Yes No Applicant's Initials

Property Owner Info

PROPERTY OWNER: \_\_\_\_\_ PHONE NO. \_\_\_\_\_ E-MAIL: \_\_\_\_\_

ADDRESS OF PROPERTY OWNER: \_\_\_\_\_

**Consent of Owner:** I declare that I am the owner of the herein described property and that I have familiarized myself with this completed application and give consent to the action requested.

SIGNATURE OF PROPERTY OWNER \_\_\_\_\_ PRINT NAME \_\_\_\_\_ DATE \_\_\_\_\_

Office Use Only

APPLICATION TYPE & NO.: \_\_\_\_\_ DATE RECEIVED: \_\_\_\_\_

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

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:** The Evergreen Market Turlock

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

Applicant intends to develop a retail cannabis dispensary at the site.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**PROPERTY OWNER'S NAME:** Wilson Eshagh

Mailing Address: PO Box 3367, Turlock, CA 95381

Telephone: Business (209) 678-4050 Home (      ) \_\_\_\_\_

E-Mail Address: eshagh@sbcglobal.net

**APPLICANT'S NAME:** The Evergreen Market

Phone (831) 917-2533

Address: 4242 East Valley Road, Renton, Washington 98057

Telephone: Business (831) 917-2533 Home NA

E-Mail Address: Arne@theevergreenmarket.com

**PROJECT SITE INFORMATION:**

Property Address or Location: 1200 N. Golden State Blvd., Turlock, CA 95380

Property Assessor's Parcel Number: 042 - 006 - 012

Property Dimensions: 6,000 SF

Property Area: Square Footage ~14,000 SF Acreage 0.32

Site Land Use: Undeveloped/Vacant \_\_\_\_\_ Developed X

If developed, give building(s) square footage ~5,400

**LAND USE DESIGNATIONS:**

ZONING: Current: Commercial Heavy

Proposed (If applicable): Retail

GENERAL PLAN Current: \_\_\_\_\_

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

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 project site is a commercial parcel with a singular freestanding building.

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?

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) Automotive Repair

Proposed Use of Existing Structure(s) Retail

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):

The freestanding building located at 1200 N. Golden State Blvd. was built in 1984 as is a concrete tilt up that is in average condition.

**Proposed Building Characteristics**

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

Building height in feet (measured from ground to highest point): NA

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

NA

Project site coverage: Building Coverage: \_\_\_\_\_ Sq.Ft. \_\_\_\_\_ %

Landscaped Area: \_\_\_\_\_ Sq.Ft. \_\_\_\_\_ %

Paved Surface Area: \_\_\_\_\_ Sq.Ft. \_\_\_\_\_ %

Total: \_\_\_\_\_ Sq.Ft. \_\_\_\_\_ 100%

Exterior building materials: \_\_\_\_\_

Exterior building colors: \_\_\_\_\_

Roof materials: \_\_\_\_\_

Total number of off-street parking spaces provided: \_\_\_\_\_  
 (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: \_\_\_\_\_

Parking: \_\_\_\_\_

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) Commercial Cannabis Retail

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

Days and hours of operation: M-S, 9am to 10pm

Total occupancy/capacity of building(s): Need to get this from city/fire marshall

Total number of fixed seats: 0 Total number of employees: 15

Anticipated number of employees per shift: 4-6

Square footage of:

Office area 3,410 Warehouse area N/A

Sales area 2,050 Storage area 240

Loading area 300 Manufacturing area N/A

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

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:

Type 10 Commercial Cannabis License from The California Bureau of Cannabis Control



**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): 309.6

Projected number of truck deliveries/loadings per day: 1

Approximate hours of truck deliveries/loadings each day: 8am to 9pm

What are the nearest major streets? Golden State and Geer

Distance from project? ~100 feet

Amount of off-street parking provided: 24 spaces

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

NA

**WATER**

<u>Land Use</u>	<u>Estimated Water Consumption Rates (gal/day)</u>
Single-Family Residential	800 gallons/day
Multi-Family Residential	800/3 bd unit; 533/2 bd unit; 267/1 bd unit
Offices	100 gallons/day/1,000 s.f. floor area
Retail Commercial	100 gallons/day/1,000 s.f. floor area
Service Commercial/Industrial	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): 600\_\_\_\_\_

Source of Water: Municipal\_\_\_\_\_

**SEWAGE**

<u>Land Use</u>	<u>Estimated Sewage Generation Rates (gal/day)</u>
Single-Family Residential	300 gallons/day/unit
Multi-Family Residential	200 gallons/day/unit or 100 gallons/day/resident
Commercial	100 gallons/day/1,000 s.f. floor area
Office	100 gallons/day/1,000 s.f. floor area
Industrial	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):

\_\_ 600 \_\_\_\_\_

Describe the type of sewage to be generated: \_\_\_\_\_

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

No \_\_\_\_\_

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

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Type: Commercial \_\_\_\_\_ Amount: 600 \_\_\_\_\_

**AIR QUALITY**

***Construction Schedule:***

Activity

Approximate Dates

Demolition \_\_\_\_\_NA\_\_\_\_\_

Trenching \_\_\_\_\_NA\_\_\_\_\_

Grading \_\_\_\_\_NA\_\_\_\_\_

Paving \_\_\_\_\_NA\_\_\_\_\_

Building Construction \_\_\_\_\_NA\_\_\_\_\_

Architectural Coatings (includes painting) \_\_\_\_\_NA\_\_\_\_\_

***Total Volume of all Building(s) to be Demolished*** NA\_\_\_\_\_

***Max Daily Volume of Building(s) to be Demolished*** NA\_\_\_\_\_

***Total Acreage to be Graded*** NA\_\_\_\_\_

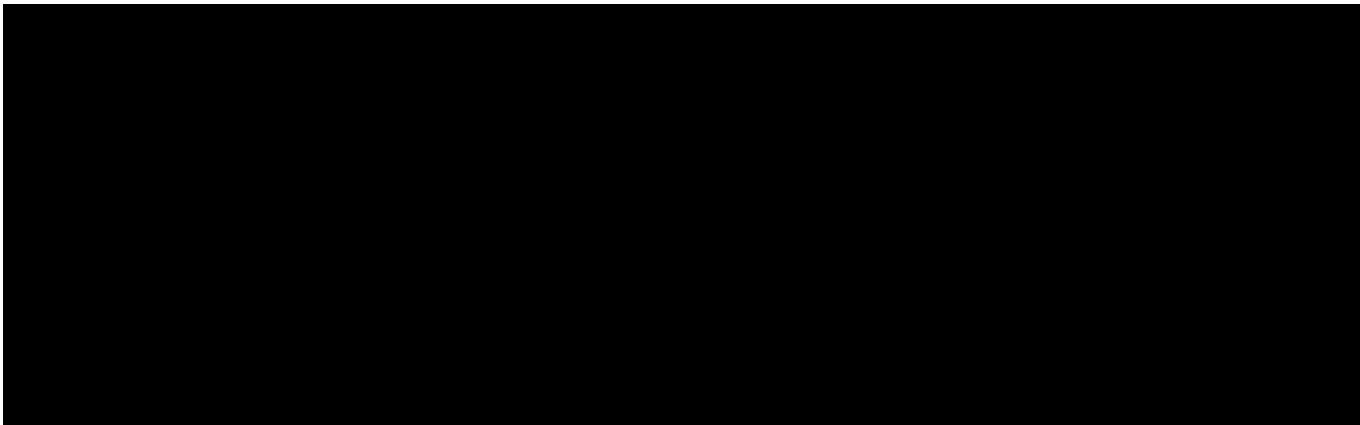
***Amount of Soil to Import/Export?*** NA\_\_\_\_\_

**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

**PROPERTY OWNER/APPLICANT SIGNATURE:**

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

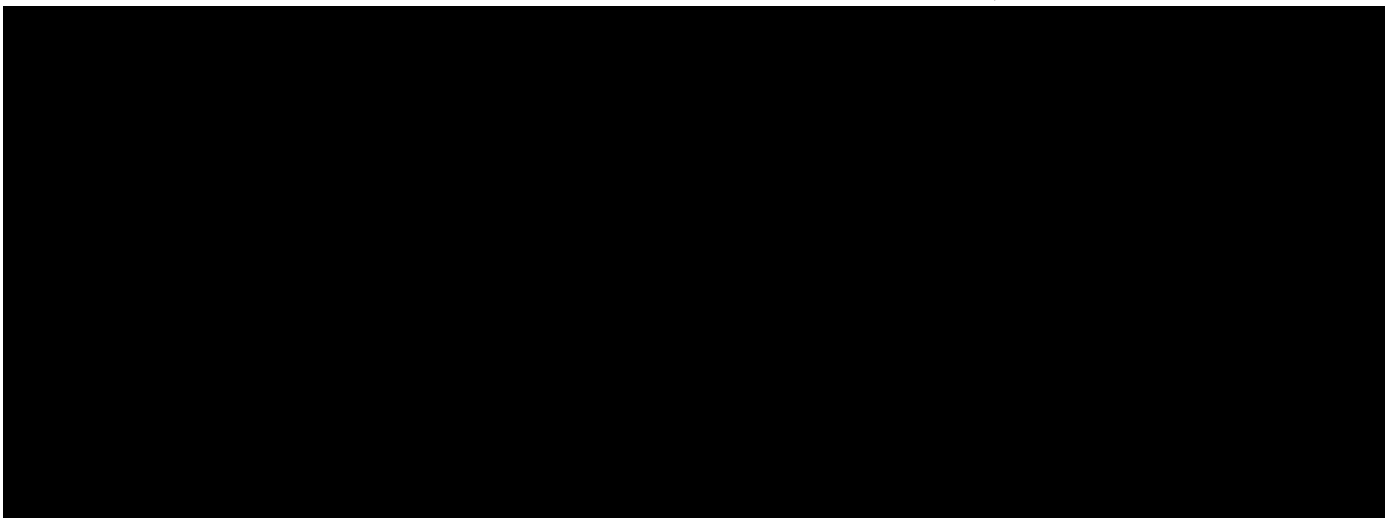
\_\_\_\_\_  
Signature of Property Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name and Title of Property Owner

\_\_\_\_\_  
Phone Number

**Applicant(s): (If different than above)**



**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: \_\_\_\_\_

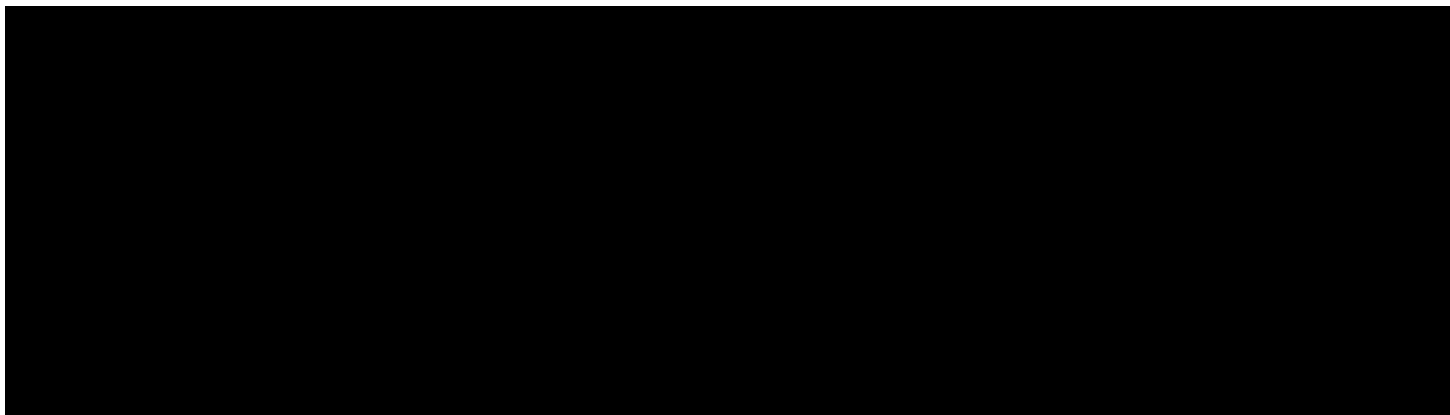
Regulatory ID Number: \_\_\_\_\_

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.



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

**APPLICANT:** The Evergreen Market

**PROJECT NAME:** The Evergreen Market 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, Arne Nelson say that I **posted** a true copy of the required on-site sign,

**“NOTICE OF PLANNING PERMIT APPLICATION”**

for application The Evergreen Market Turlock

on the subject property located at: 1200 N. Golden State Blvd, 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

Arne Nelson  
APPLICANT'S PRINTED NAME

*Attachment: Photo of project sign*