



**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)

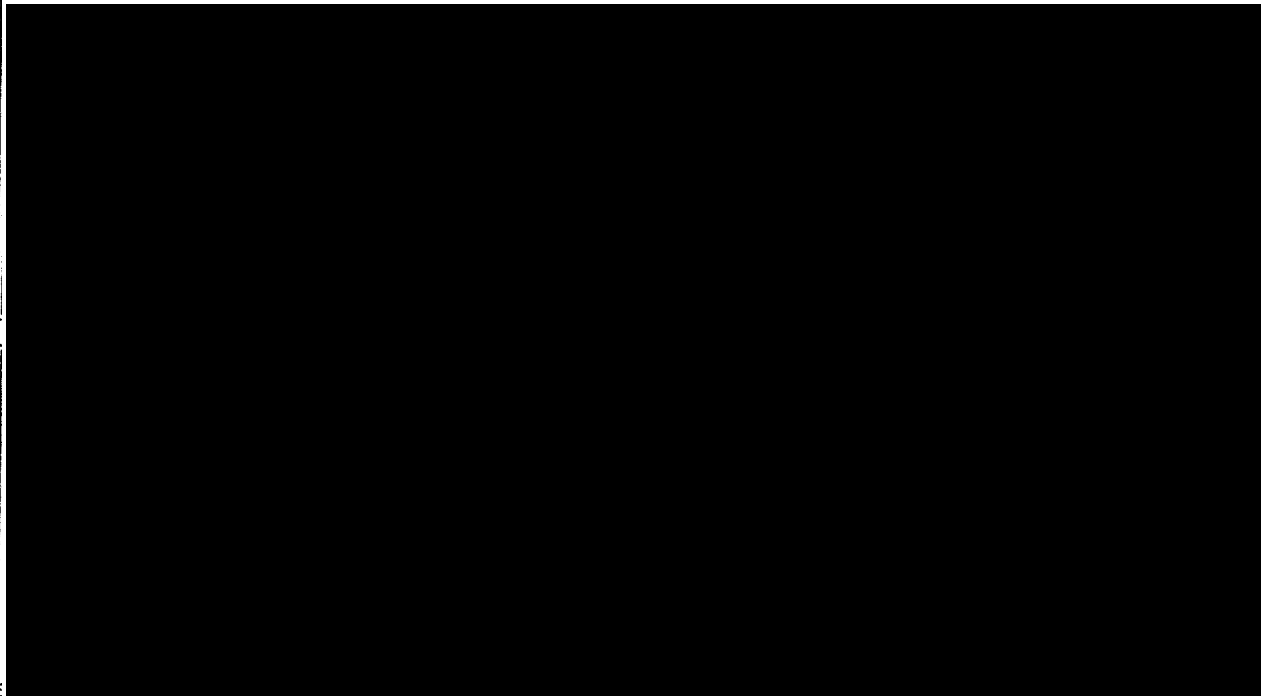
Project Information

PROJECT ADDRESS: 2925 W Main St Turlock, Ca 95380  
ASSESSOR'S PARCEL NUMBER: 089 012 007 000 AREA OF PROPERTY (ACRES OR SQUARE FEET): 5.09 ac.  
EXISTING ZONING: IB-P  
GENERAL PLAN DESIGNATION: WISP  
DESCRIBE THE PROJECT REQUEST: Recreational Vehicle and Boat Storage open area with covered parking, parking using PV solar panels

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 Darrin Packnit PHONE NO. 209-678-1271 E-MAIL: darrin@packnit.com

Property Owner Info



Office Use Only

APPLICATION TYPE & NO.: MDP 20-23 DATE RECEIVED: 10/20/2020  
CASH \_\_\_\_\_ OR C \_\_\_\_\_ 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:** West Main RV and Boat Storage

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

Recreational Vehicle and Boat Storage open area with covered parking, parking using PV solar panels

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\_\_\_\_\_

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\_\_\_\_\_

**PROPERTY OWNER'S NAME:** The Peter and Mary Ann Avalos Family Trust

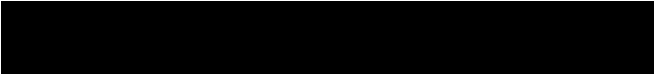
Mailing Address: 12020 N Vincent Rd. Turlock, CA 95380

Telephone: Business ( ) \_\_\_\_\_ Home (209) 345-3573

E-Mail Address: maryann@avalosmf.com

**APPLICANT'S NAME:** Darrin Packnit

Phone (209) 678-1271



Telephone: Business ( ) same \_\_\_\_\_ Home ( ) \_\_\_\_\_

E-Mail Address: darrin@packnit.com

**PROJECT SITE INFORMATION:**

Property Address or Location: 2925 W Main St Turlock, Ca 95380

Property Assessor's Parcel Number: 089-012-007-000

Property Dimensions: 331'x673'

Property Area: Square Footage 221,720 Acreage 5.09 ac.

Site Land Use: Undeveloped/Vacant 5.09 ac. Developed 0

If developed, give building(s) square footage \_\_\_\_\_

**LAND USE DESIGNATIONS:**

ZONING:	Current:	IB-P
	Proposed (If applicable):	MDP
GENERAL PLAN	Current:	WISP
	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	IB-P
South	IB-P
East	IB-P
West	IB-P

**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)

Vacant land, flat, alluvium soils, small vegetation and trees, rodents and no known cultural or historical aspects. This land was previously cultivated for agricultural practices.

Are there any trees, bushes or shrubs on the project site? yes if yes, are any to be removed? yes  
 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) \_\_\_\_\_

Proposed Use of Existing Structure(s) \_\_\_\_\_

Are any structures to be moved or demolished? \_\_\_\_\_ 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):

N/A

### **Proposed Building Characteristics**

Size of any new structure(s) or building addition(s) in gross sq. ft. 240 SF

Building height in feet (measured from ground to highest point): 10'

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

solar PV panels 15'

Project site coverage:	Building Coverage:	<u>240</u>	Sq.Ft.	<u>0.1</u>	%
	Landscaped Area:	<u>12500</u>	Sq.Ft.	<u>5.5</u>	%
	Paved Surface Area:	<u>105,500</u>	Sq.Ft.	<u>48.0</u>	%
	Total:	<u>118240</u>	Sq.Ft.	<u>53.6</u>	<u>100%</u>

Exterior building materials: wood

Exterior building colors: beige

Roof materials: composite shingle

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: low intensity

Parking: low intensity

Estimated Construction Starting Date 1 Nov 2020 Estimated Completion Date 31 Jan 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				

**Commercial, Industrial, Manufacturing, or Other Project**  
(As applicable to proposal)

Type of use(s) RV/Boat Storage

Expected influence: Regional \_\_\_\_\_ Citywide <sup>x</sup> \_\_\_\_\_ Neighborhood \_\_\_\_\_

Days and hours of operation: <sup>24/7</sup> \_\_\_\_\_

Total occupancy/capacity of building(s): <sup>1</sup> \_\_\_\_\_

Total number of fixed seats: <sup>2</sup> \_\_\_\_\_ Total number of employees: <sup>1</sup> \_\_\_\_\_

Anticipated number of employees per shift: <sup>1</sup> \_\_\_\_\_

Square footage of:

Office area <sup>240 SF</sup> \_\_\_\_\_

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

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

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

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

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

Total number of visitors/customers on site at any one time: <sup>2</sup> \_\_\_\_\_

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

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

(Please explain): \_\_\_\_\_

\_\_\_\_\_

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): <sup>2</sup> \_\_\_\_\_Projected number of truck deliveries/loadings per day: <sup>None</sup> \_\_\_\_\_Approximate hours of truck deliveries/loadings each day: <sup>None</sup> \_\_\_\_\_What are the nearest major streets? <sup>Dianne</sup> \_\_\_\_\_Distance from project? <sup>331'</sup> \_\_\_\_\_Amount of off-street parking provided: <sup>7</sup> \_\_\_\_\_

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

Drive and circulation lanes 105,500 sq ft

**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): 250 gpdSource of Water: City of Turlock**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):

10 galsDescribe the type of sewage to be generated: Domestic waste

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: household refuse

Amount: 1 lbs/day

**AIR QUALITY***Construction Schedule:*ActivityApproximate Dates

Demolition

2 Nov 2020

Trenching

23 Nov 2020

Grading

9 Nov 2020

Paving

7 Dec 2020

Building Construction

23 Nov 2020

Architectural Coatings (includes painting)

none on site

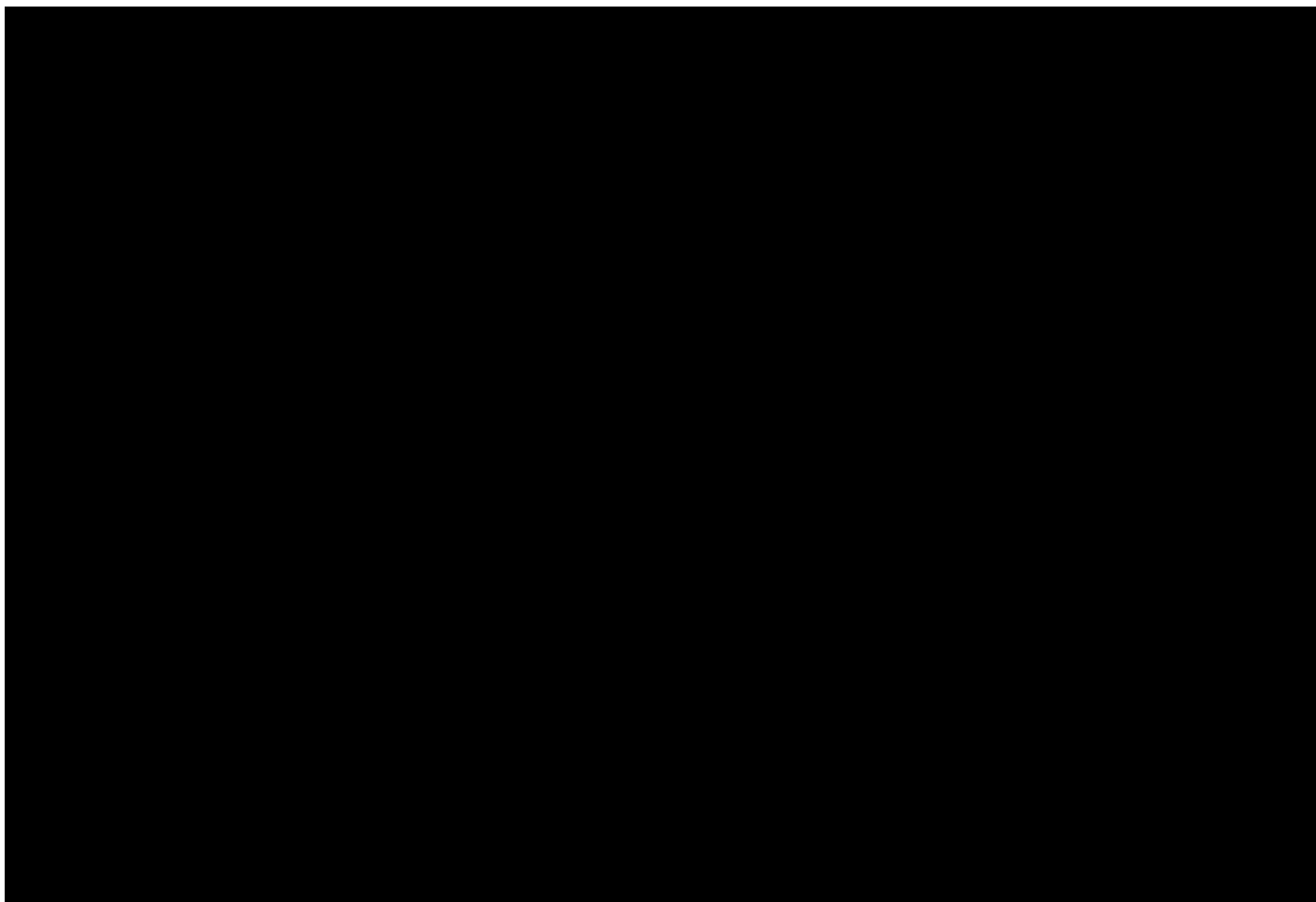
*Total Volume of all Building(s) to be Demolished* None*Max Daily Volume of Building(s) to be Demolished* None*Total Acreage to be Graded* 5.09 ac.*Amount of Soil to Import/Export?* 0

**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 20;
2. the Acknowledgments/Authorizations/Waivers starting on page 22; and
3. the Indemnification on page 24; and
4. the Department of Fish and Game CEQA Review Filing Fees on page 26.

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



**TO: City of Turlock Development Services Department****APPLICANT:** Darrin Avila**PROJECT NAME:** West Main RV & Boat Storage

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 \_\_\_\_\_, 20 \_\_\_\_.

Darrin Avila

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

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

*Attachment: Photo of project sign*