



UNIFORM APPLICATION FORM

(PLEASE PRINT OR TYPE)

Project Information

PROJECT ADDRESS: 2480 N WALNUT ROAD, TURLOCK, CA. 95380
 ASSESSOR'S PARCEL NUMBER: 71-26-80 AREA OF PROPERTY (ACRES OR SQUARE FEET) 1.02 AC.
 EXISTING ZONING: C-H HEAVY COMMERCIAL
 GENERAL PLAN DESIGNATION: _____
 DESCRIBE THE PROJECT REQUEST: INSTALL (2) ACCESSIBLE SINGLE ACCOMMODATION RESTROOMS
in Bldgs 1 & 2 and ADDITION OF AN OFFICE IN Bldg. #2

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: DANIEL CAVARRUBIAS PHONE NO. (209) 567-2961 E-MAIL: dc@indywhl.com
 ** Corporate partnerships must provide a list of principals. FAX NO. (209) 857-8612
 ADDRESS OF APPLICANT: 2480 N WALNUT ROAD, TURLOCK, CA. 95380
 CONTACT PERSON (If different than applicant): Daniel Cavarrubias
 [Redacted] contact, correspondence, and billing from the City unless other arrangements are made in
Daniel Cavarrubias 8/24/2021
 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: DANIEL CAVARRUBIAS PHONE NO. (209) 567-2961 E-MAIL: dc@indywhl.com
 ADDRESS OF PROPERTY OWNER: 2480 N WALNUT ROAD, TURLOCK, CA. 95380
 Consent of Owner: I declare that I am the owner of the herein described property and that I have familiarized myself with this
 [Redacted] fed.
Daniel Cavarrubias 8/24/2021
 PRINT NAME DATE

Office Use Only

APPLICATION TYPE & NO.: MDP 21-14 DATE RECEIVED: 8/25/21
 CASH _____ OR CHECK NO. _____ / \$ _____ 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: WALNUT AVENUE TENANT IMPROVEMENT

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

Provide separate utility services to Building #2,
update accessible parking and install accessible
restrooms in Buildings #1 and #2

PROPERTY OWNER'S NAME: DANIEL CAVARRUBIAS

Mailing Address: 2480 N. WALNUT ROAD, TURLOCK CA

Telephone: Business (209) 507-2901 Home () _____

E-Mail Address: dc@indrywall.com

APPLICANT'S NAME: SAME AS PROPERTY OWNER

Phone () _____

Address: _____

Telephone: Business () _____ Home () _____

E-Mail Address: _____

PROJECT SITE INFORMATION:

Property Address or Location: 2480 N. WALNUT ROAD

Property Assessor's Parcel Number: 71-26-80

Property Dimensions: 290' x 150'

Property Area: Square Footage 44,475 Acreage 1.02

Site Land Use: Undeveloped/Vacant _____ Developed OFFICE / WAREHOUSE

If developed, give building(s) square footage Bldg #1 = 10,000 S.F.
Bldg #2 = 3,000 S.F.

LAND USE DESIGNATIONS:

ZONING: Current: CH
 Proposed (If applicable): No Change
 GENERAL PLAN Current: CH
 Proposed (If applicable) No Change

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

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

North PRE-SCHOOL
 South COMMERCIAL
 East RESIDENTIAL
 West INDUSTRIAL

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 INCLUDES 2 EXISTING BUILDINGS
A PARKING AREA AND LANDSCAPE.

Are there any trees, bushes or shrubs on the project site? Yes 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:

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) OFFICE / Warehouse

Proposed Use of Existing Structure(s) SAME

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):

METAL Building Construction Approximately 1970

Proposed Building Characteristics

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

Building height in feet (measured from ground to highest point): N/A

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

N/A

Project site coverage: Building Coverage: N/A Sq.Ft. _____ %

Landscaped Area: N/A Sq.Ft. _____ %

Paved Surface Area: N/A Sq.Ft. _____ %

Total: _____ Sq.Ft. _____ 100%

Exterior building materials: N/A

Exterior building colors: N/A

Roof materials: N/A

Total number of off-street parking spaces provided: 100
 (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: N/A

Estimated Construction Starting Date 9/1/21 Estimated Completion Date 10/31/21

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)

N/A

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) Office / Warehouse

Expected influence: Regional _____ Citywide _____ Neighborhood X

Days and hours of operation: 8-5

Total occupancy/capacity of building(s): Building #1 = 35 occupants / Building #2 = 7 occ.

Total number of fixed seats: N/A Total number of employees: Bldg #1 = 15 / Bldg #2 = 6

Anticipated number of employees per shift: _____

Square footage of:

Office area Bldg #1 = 2264 S.F.
Bldg #2 = 180 S.F.

Warehouse area Bldg #1 = 7730
Bldg #2 = 2820

Sales area _____

Storage area _____

Loading area _____

Manufacturing area _____

Total number of visitors/customers on site at any one time: 2

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:

N/A

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): Bldg #1 = 50 TRIPS / Building #2 = 15 TRIPS

Projected number of truck deliveries/loadings per day: 1

Approximate hours of truck deliveries/loadings each day: 8-5

What are the nearest major streets? W. Tuolumne Road

Distance from project? 200 FT.

Amount of off-street parking provided: 10 STALLS

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

4 NEW PAVED SURFACES WILL BE PROVIDED
TOTAL OF 945 S.F.

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.]

Estimated gallons per day (using information above): Bldg #1 = 220 Gallons/day / Bldg #2 = 18 Gallons/day

Source of Water: T.I.D.

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)

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

Bldg #1 = 220 gallons/day Bldg #2 = 18 gallons/day

Describe the type of sewage to be generated: Human Waste

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

No

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: COMMERCIAL Amount: Bldg #1 = 226 lbs / Bldg #2 = 18 lbs

AIR QUALITY

Construction Schedule:

<u>Activity</u>	<u>Approximate Dates</u>
Demolition	<u>1 DAY</u>
Trenching	<u>1 DAY</u>
Grading	<u>2 DAYS</u>
Paving	<u>2 DAYS</u>
Building Construction	<u>14 DAYS</u>
Architectural Coatings (includes painting)	<u>3 DAYS</u>

Total Volume of all Building(s) to be Demolished Ø

Max Daily Volume of Building(s) to be Demolished Ø

Total Acreage to be Graded .021 acres.

Amount of Soil to Import/Export? H/A

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
- 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: _____

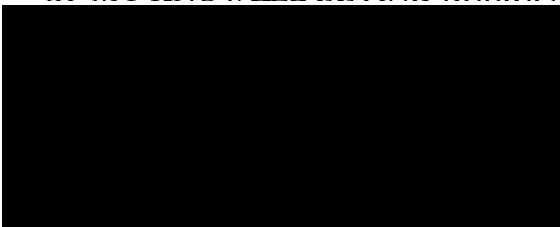
Regulatory ID Number: _____

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.



_____ 8/24/21
Date

RODNEY ALONZO, ARCHITECT
Print Name and Title of Applicant/Agent

_____ 209-577-4601
Phone Number