



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: 2860 Geer Road, Unit# 850 & 860 Turlock CA, 92583  
ASSESSOR'S PARCEL NUMBER: 0720 - 14 - 055 AREA OF PROPERTY (ACRES OR SQUARE FEET): 10.104 AC  
EXISTING ZONING: (PD) Plan Development  
GENERAL PLAN DESIGNATION: Community Commercial  
DESCRIBE THE PROJECT REQUEST: We are proposing a facade remodel for a single tenant space within an existing shopping center.

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 Onyx Creative/ Pablo Garcia PHONE NO. 323-605-8347 E-MAIL: pgarcia@onyxcreative.com  
\*\* Corporate partnerships must provide a list of principals. FAX NO. \_\_\_\_\_  
ADDRESS OF APPLICANT: 12304 Santa Monica Blvd #100, Los Angeles, CA 90025  
CONTACT PERSON (If different than applicant): \_\_\_\_\_  
\*The applicant will be considered the primary point for all contact, correspondence, and billing from the City unless other arrangements are made in w  
w [Redacted Signature] Pablo Garcia 02/27/2024  
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

Don Stewart, VP Don.Stewart@inlandgroup.com  
PROPERTY OWNER: IREIT Tulock Blossom Valley, L.L.C. PHONE NO. 800-426-4713 E-MAIL: \_\_\_\_\_  
ADDRESS OF PROPERTY OWNER: 2901 Butterfield Rd, Oak Brook, IL 60523  
**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.  
[Redacted Signature] Don Stewart 3/1/2024  
SIGNATURE OF PROPERTY OWNER as agent for owner PRINT NAME DATE

Office Use Only

APPLICATION TYPE & NO.: MAA 2401 DATE RECEIVED: 3/13/24  
CASH \_\_\_\_\_ OR CHECK NO. 52156 \$ 963.5 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:** Blossom Plaza facade improvement

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

We are proposing a facade remodel for a single tenant space within an existing shopping center.

**PROPERTY OWNER'S NAME:** IREIT Tulock Blossom Valley, L.L.C.

Mailing Address: 2901 Butterfield Rd, Oak Brook, IL 60523

Telephone: Business ( 800 ) 426-4713 Home ( )

E-Mail Address: Alex.Palumbo@InlandGroup.com

**APPLICANT'S NAME:** Onyx Creative/ Pablo Garcia

Phone ( 323 ) 605-8347

Address: 12304 Santa Monica Blvd #100, Los Angeles, CA 90025

Telephone: Business (323) 605-8347 Home ( )

E-Mail Address: pgarcia@onyxcreative.com

**PROJECT SITE INFORMATION:**

Property Address or Location: 2860 Geer Road, Turlock, CA 92583

Property Assessor's Parcel Number:

Property Dimensions: 624.11' - 698.85' - 637.16' - 674.85' - 21.22'

Property Area: Square Footage <sup>440130.24 SF</sup> 440,130.24 SF Acreage 10.104 AC

Site Land Use: Undeveloped/Vacant Developed Commercial retail shopping center

If developed, give building(s) square footage 155,918 SF

**LAND USE DESIGNATIONS:**

ZONING: Current: (PD) Plan Development  
 Proposed (If applicable): NO CHANGES

GENERAL PLAN Current: Community Commercial  
 Proposed (If applicable) NO CHANGES

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

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

North C-C (Community Commercial) C-O (Office Commercial) R-L (Low Density Residential)

South PD (Planned Development)

East R-H (High Density Residential) R-L (Low Density Residential)

West PD (Planned Development)

**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 current site is is an existing retail shopping center. The main building footprint is along the east side of the site with two stand alone buildings at the northwest corner of the site near the intersection of Geer Road & Hedstrom Road.

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) Commercial Retail

Proposed Use of Existing Structure(s) NO CHANGES

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):

Built in 1988 and with multiple improvements, the shopping center is in good condition, with restored exterior finishes and roofing. The architectural style is modern, with a predominantly white stucco finish and standing seam metal roofs over the exterior walk/ colonnade. The property has two detached pad buildings at the corner of Geer Ave and Hedstrom Ave. One of the properties is a Carl's Junior built in the Mediterranean theme design for the franchise in the 1990s.

**Proposed Building Characteristics**

Size of any new structure(s) or building addition(s) in gross sq. ft. NO CHANGES

Building height in feet (measured from ground to highest point): 23'-6"

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

NO CHANGES

Project site coverage: Building Coverage: NO CHANGES Sq.Ft. \_\_\_\_\_ %

Landscaped Area: NO CHANGES Sq.Ft. \_\_\_\_\_ %

Paved Surface Area: NO CHANGES Sq.Ft. \_\_\_\_\_ %

Total: \_\_\_\_\_ NO CHANGES Sq.Ft. \_\_\_\_\_ 100%

Exterior building materials: Stucco, Standing seam metal roof and flashing

Exterior building colors: STUCCO NO.1: "BALANCED BEIGE" - SW7037 STUCCO NO.2: "AESTHETIC WHITE" - SW7035

CANOPIES & ACCENT COLOR: 'ENVY' SW-6925 LRV 18%  
BASE BRICK: 'VIRTUAL TAUPE" - SW7039

Roof materials: Single ply over the main building & pop-out facade accent. Standing seam metal roof over the walkway colonnade.

Total number of off-street parking spaces provided: NO CHANGES  
 (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: Colonnade soffit surface mounted lights to match existing.

Parking: NO CHANGES

Estimated Construction Starting Date May 06 Estimated Completion Date June 28

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

N/A

**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<br>(Duplex) | Multi-Family<br>(Apartments) | Multi-Family<br>(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 Retail, NO CHANGES

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

Days and hours of operation: \_\_\_\_\_

Total occupancy/capacity of building(s): \_\_\_\_\_

Total number of fixed seats: N/A Total number of employees: \_\_\_\_\_

Anticipated number of employees per shift: \_\_\_\_\_

Square footage of:

Office area NO CHANGES

Warehouse area NO CHANGES

Sales area NO CHANGES

Storage area NO CHANGES

Loading area New, provided

Manufacturing area N/A

Total number of visitors/customers on site at any one time: NO CHANGES

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

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

(Please explain): N/A

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): N/A

Projected number of truck deliveries/loadings per day: N/A

Approximate hours of truck deliveries/loadings each day: N/A

What are the nearest major streets? Located at the corner of Hedstrom Road and Geer Avenue.

Distance from project? Project is located at that major street corner

Amount of off-street parking provided: Existing 459 Stalls, NO CHANGE

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

N/A

**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.]

N/A

Estimated gallons per day (using information above): N/A

Source of Water: N/A

**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)

N/A

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

N/A

Describe the type of sewage to be generated: N/A

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

N/A



**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.] |
|                           | Commercial - 1067 lbs.  |
|                           | _____   |
|                           | _____   |
|                           | _____   |

Type: Construction framing & finish waste: Amount: 1200 lbs.  
lumber, stucco, drywall,

**AIR QUALITY**

*Construction Schedule:*

| <u>Activity</u>                            | <u>Approximate Dates</u> |
|--|--------------------------|
| Demolition                                 | <u>May 06 - May 17</u>   |
| Trenching                                  | <u>May 20 - May 31</u>   |
| Grading                                    | <u>N/A</u>               |
| Paving                                     | <u>July 08 - July 12</u> |
| Building Construction                      | <u>May 20 - June 14</u>  |
| Architectural Coatings (includes painting) | <u>June 17 - June 28</u> |

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

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

*Total Acreage to be Graded* N/A

*Amount of Soil to Import/Export?* N/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 to determine whether there are any known or potential hazards on the property.

EPA: <https://enviro.epa.gov>

NEPAssist: <https://epa.gov/nepa/nepassist>

California DTSC Envirostor: [www.envirostor.dtsc.ca.gov/public](http://www.envirostor.dtsc.ca.gov/public)

California Geotracker: <http://geotracker.waterboards.ca.gov/>

**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.

  
Signature of Applicant/Agent

03/11/2024  
Date

PABLO GARCIA / OXYX CREATIVE / DESIGN PROFESSIONAL 323 605 - 8847  
Print Name and Title of Applicant/Agent Phone Number