



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: 227 W. Canal Dr.
ASSESSOR'S PARCEL NUMBER: 042 008 018 AREA OF PROPERTY (ACRES OR SQUARE FEET): 21,700 sq
EXISTING ZONING: _____
GENERAL PLAN DESIGNATION: _____
DESCRIBE THE PROJECT REQUEST: To be used as a church

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 Spiritual Science Church PHONE NO. 209.604.5413 E-MAIL: GayleneCornell@aol.com
** Corporate partnerships must provide a list of principals. FAX NO. N/A
ADDRESS OF APPLICANT: PO Box 108 2930 Cedar Rd
CONTACT PERSON (If different than applicant): Gaylene Cornell
*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: [Redacted] Re Spiritual Science Church Gaylene Cornell DATE: 11/26/24
PRINT NAME

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

Property Owner Info

PROPERTY OWNER: Rise CRE LLC PHONE NO. _____ E-MAIL: _____
ADDRESS OF PROPERTY OWNER: 461 King St. Campbell, CA 95008
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: [Redacted] 11/15/24 Roumel Bet-Varda DATE
PRINT NAME

Office Use Only

APPLICATION TYPE & NO.: MDP 24-12 DATE RECEIVED: 11/21/24
CASH _____ OR CHECK NO. 4535 / \$ 2879.00 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: Spiritual Science Church #1

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

Bring interior of building up to code; install some
9' wall & 4' wall to divide Church, Offices & Retire

PROPERTY OWNER'S NAME: _____

Mailing Address: 461 Kings Ct. Campbell, CA 95008

Telephone: Business () _____ Home () _____

E-Mail Address: _____

APPLICANT'S NAME: Gaylene Cornell

Phone (209) 604.5413

Address: PO Box 163 2930 Gar Rd

Telephone: Business (209) 604.5413 Home (209) 604.5413

E-Mail Address: Gay.Cornell@aol.com

PROJECT SITE INFORMATION:

Property Address or Location: 227 W. Cornell

Property Assessor's Parcel Number: 042.008.018

Property Dimensions: 142 x 156

Property Area: Square Footage 21,700 sq ft Acreage +/- .4982

Site Land Use: Undeveloped/Vacant _____ Developed _____

If developed, give building(s) square footage 6394 sq ft

LAND USE DESIGNATIONS:

ZONING: Current: _____
 Proposed (If applicable): _____

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 _____
 South _____
 East _____
 West _____

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)

N/A

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) Coffee shop - Smoke Shop - Cell phone repair

Proposed Use of Existing Structure(s) Church

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):

Center built in 1994 - 1995

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): _____

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

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) _____

Expected influence: Regional B Citywide B Neighborhood D

Days and hours of operation: VARIUS ON WEEK DAYS M-S. Sunday 9-1

Total occupancy/capacity of building(s): 39

Total number of fixed seats: — Total number of employees: —

Anticipated number of employees per shift: 1

Square footage of:

Office area +/- ~~507~~ 725

Warehouse area —

Sales area +/- 280

Storage area 1884

Loading area —

Manufacturing area —

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

Other occupants (If Applicable) N/A

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:

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): +/- 46

Projected number of truck deliveries/loadings per day: 0

Approximate hours of truck deliveries/loadings each day: 0

What are the nearest major streets? Amal Dr ; Golden State Blvd.

Distance from project? 2003

Amount of off-street parking provided: _____

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.]

Estimated gallons per day (using information above): LESS THAN 100 gals per DAY

Source of Water: City

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)

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

LESS THAN 100 gals per DAY

Describe the type of sewage to be generated: Human

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.]

Type: COMMERCIAL Amount: 100 lbs /wk

AIR QUALITY

Construction Schedule:

Activity

Approximate Dates

Demolition

Trenching

Grading

Paving

Building Construction

Architectural Coatings (includes painting)

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

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

Total Acreage to be Graded _____

Amount of Soil to Import/Export? _____

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>

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

California DTSC Envirostor: 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: _____

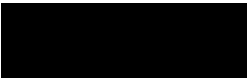
Regulatory ID Number: _____

Regulatory ID Number: _____

OR

 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.

 for The Spiritual Science Church 11/06/2024
Signature of Applicant/Agent Date

Gaylene Cornell President of the Board 209-604-5413
Print Name and Title of Applicant/Agent Phone Number

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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)



 Signature of Property Owner

11/15/24

 Date

Roumel Bet-Varda

 Print Name and Title of Property Owner

 Phone Number

Applicant(s): (If different than above)

 *In Spiritual Science Church*

 Signature of Applicant/Agent

11/06/2024

 Date

 Print Name and Title of Applicant/Agent

 Phone Number