



CITY OF TURLOCK DEVELOPMENT SERVICES
PLANNING DIVISION
156 SOUTH BROADWAY, SUITE 120
TURLOCK, CA 95380 209/668-5640

UNIFORM APPLICATION FORM

(PLEASE PRINT OR TYPE)

Project Information

PROJECT ADDRESS: 128 S Center St. Turlock CA 95380
ASSESSOR'S PARCEL NUMBER: 061 - 018 - 009 AREA OF PROPERTY (ACRES OR SQUARE FEET): 3,568 . sf
EXISTING ZONING: A RE RL RM RH CO CC CH CT I IBP PD _____ Downtown DC
GENERAL PLAN DESIGNATION: A VLDR LDR MDR HDR O Comm Comm Heavy Comm I
DESCRIBE THE PROJECT REQUEST: Upgrade abc license from existing type 40 to
type 48. Bar & Granes

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 39 Milestone, LLC PHONE NO. 408-316-7505 E-MAIL [REDACTED]
** Corporate partnerships must provide a list of principals. [REDACTED]
ADDRESS OF APPLICANT: [REDACTED]
CONTACT PERSON (If di [REDACTED]
*The applicant will be considered the primary point for all contact, correspondence, and billing from the City unless other arrangements are made in
[REDACTED]

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

Property Owner Info

PROPERTY OWNER: [REDACTED]
ADDRESS OF PROPER [REDACTED]
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] 9/07/16
DATE

Office Use Only

APPLICATION TYPE & NO.: CEP 2016-09 DATE RECEIVED: 9-7-16
CASH _____ OR CHECK [REDACTED]
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: 39 Milestone LLC 128 S Center

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

The proposed business will not differ from the products and services provided previously at this location which consisted of entertainment and amusement through billiards, darts, and occasional live performances by local musical talents. Additionally, the sales of alcoholic beverages will aslo be available to individuals age 21 and over. The business is upgrading the existing ABC license type to a type 48 allowing the sales of distilled spirits, beer, and wine.



APPLICANT'S NAME: 39 MILESTONE, LLC

Phone (408) 316-7505

Address [Redacted]

Telephone: Business (Same as above) Home ()

E-Mail Address: same as above

PROJECT SITE INFORMATION:

Property Address or Location: 128 S Center St. Turlock CA 95380

Property Assessor's Parcel Number: 061-018-009-000

Property Dimensions: 30.90' X 117.00'

Property Area: Square Footage 3,568 sf Acreage N/A

Site Land Use: Undeveloped/Vacant _____ Developed x

If developed, give building(s) square footage 3,150

LAND USE DESIGNATIONS:

ZONING: Current: DC
Proposed (If applicable): SAME

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 Mixed use Commercial

South Commercial / Government / City

East Commercial

West mixed 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 building was built in 1912. Although the site is not recognized officially as a historical site it does have a long standing history and business in the City of Turlock. There are
No plants or animals that I am aware of.

Are there any trees, bushes or shrubs on the project site? No 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:

N/A

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) Billiards and Alcoholic Beverage Sales (Live entertainment)

Proposed Use of Existing Structure(s) Billiards and Alcoholic Beverage Sales (Live Entertainment)

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: N/A

If yes, has a Notice of Nonrenewal been filed? N/A If yes, date filed: N/A

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. N/A

Describe age, condition, size, and architectural style of all existing on-site structures (include photos):

Main Building made of Brick in 1912 and there is a tin building attached to the main building. I was unable to find any information about the tin building and its history.

Proposed Building Characteristics

Size of any new structure(s) or building addition(s) in gross sq. ft. None

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.):

NOT SURE

Project site coverage:	Building Coverage:	<u>3,510</u>	Sq.Ft.	<u>100</u>	%
	Landscaped Area:	<u>0</u>	Sq.Ft.		%
	Paved Surface Area:	<u>0</u>	Sq.Ft.		%
	Total:	<u>3,510</u>	Sq.Ft.	<u>100</u>	100%

Exterior building materials: brick

Exterior building colors: sandstone

Roof materials: Asphalt

Total number of off-street parking spaces provided: See attached agreement
 (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: 2-3 front mounted exterior lights at 10ft from ground at 2.0-5 footcandles at ground level 600-1600 lumen max.

Parking: Rear mounting height @12ft with 1,600-2,400 lumens

Estimated Construction Starting Date Pending Approval Estimated Completion Date Concrete

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)

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) Recreational activities, billiards, darts and sale of alcoholic beverages

Expected influence: Regional _____ Citywide Neighborhood

Days and hours of operation: Daily from 11:00am to 2:00am

Total occupancy/capacity of building(s): 147 (estimate) not yet rated by TFD

Total number of fixed seats: 122 Total number of employees: 7

Anticipated number of employees per shift: 3-5

Square footage of:

Office area 125 sf Warehouse area N/A

Sales area 2,459 Storage area 566 sf

Loading area N/A Manufacturing area N/A

Total number of visitors/customers on site at any one time: 1-120

Other occupants (If Applicable) employees 1-7

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:

Alcoholic Beverage License (State) Pending (40-569907 & 48-570475)

Secretary of State #C3627496

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): 161.59

Projected number of truck deliveries/loadings per day: Max of 5 per week

Approximate hours of truck deliveries/loadings each day: between 10:00am & 4:00pm 3-5 times per week

What are the nearest major streets? Crane Ave is the nearest cross street (Not major) which intersects S Golden State Blvd South west of the project site.

Distance from project? One and a half blocks (1.5)

Amount of off-street parking provided: 18 Spaces

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): 315 Gallons 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):

315 Gallons per day

Describe the type of sewage to be generated: Domestic wastewater

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.]

 Paper products, towels, packaging containers, etc.

 Products made from glass, aluminum, cardboard, or other recycled

 materials will be sorted and recycled limiting solid waste.

Type: Garbage, paper, packaging materials Amount: 100 lbs per week

AIR QUALITY

Construction Schedule:

<u>Activity</u>	<u>Approximate Dates</u>
Demolition	<u>Nov 1ST</u>
Trenching	<u>N/A</u>
Grading	<u>N/A</u>
Paving	<u>N/A</u>
Building Construction	<u>9/15-10/15/2016</u>
Architectural Coatings (includes painting)	<u>10/20/2016</u>

Total Volume of all Building(s) to be Demolished N/A
Max Daily Volume of Building(s) to be Demolished N/A

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:

SEE
ATTACHED
L7

- ✓ EPA RCRA: <http://www.epa.gov/enviro/html/rcris/>
- ✓ NEPAassist: <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:

N/A 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.



Firm Name and Title of Applicant/Agent

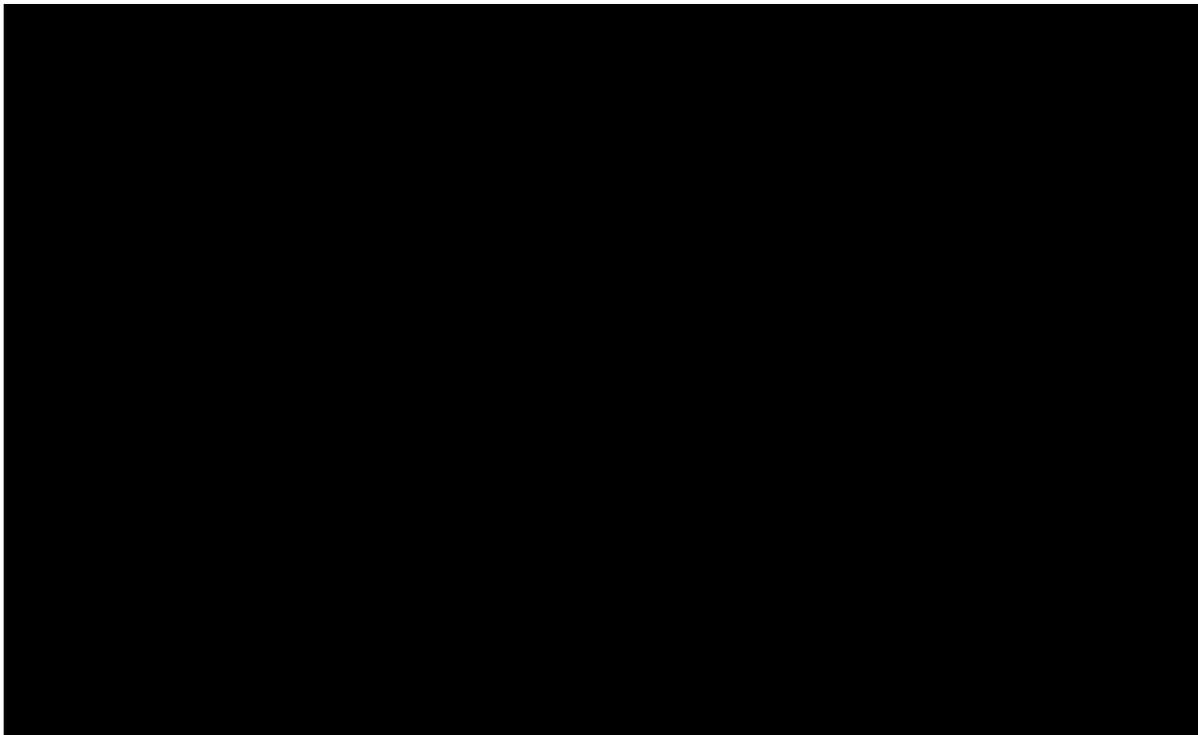
Phone Number

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)



Print Name and Title of Applicant/Agent

Phone Number