



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: N.W. CORNER TUOLUMNE ROAD & COUNTRYSIDE DRIVE, TURLOCK

ASSESSOR'S PARCEL NUMBER: 088-026-002 AREA OF PROPERTY (ACRES OR SQUARE FEET): 34,985

EXISTING ZONING: A RE RL RM RH CO CC CH CT I IBP PD _____ Dntownwii _____

GENERAL PLAN DESIGNATION: A VLDR LDR MDR HDR O Comm Comm Heavy Comm I

DESCRIBE THE PROJECT REQUEST: AMENDMENT TO MINOR DISCRETIONARY PERMIT - 4,214 BLDG AT SOUTHERN END

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: HALL EQUITIES GROUP PHONE NO: 925 933 4002 ex 228 E-MAIL: _____

** Corporate partnerships must provide a list of principals. FAX NO. _____

ADDRESS OF APPLICANT: 1855 OLYMPIC BLVD, SUITE 300 WALNUT CREEK

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 _____

SIGNATURE OF APPLICANT: [Redacted] TOM MILLER 11/30/16

PRINT NAME DATE

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

Property Owner Info

[Redacted Property Owner Information]

Office Use Only

APPLICATION TYPE & NO.: Amendment to MISP 2016-16 DATE RECEIVED: 12-5-16

CASE: [Redacted]

PC H: [Redacted]

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: Monte Vista Crossing - SE-2

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

TWO BUILDINGS / PARKING LOT - DESIGNED TO COORDINATE
WITH EXISTING SHOPPING CENTER

PROPERTY OWNER'S NAME: Turlock Toulumne LLC

Mailing Address: 40 HALL EQUITIES GROUP, 1855 OLYMPIC BLVD #300

Telephone: Business (⁹²⁵) 933 4000 x228 Home ()

E-Mail Address: _____

APPLICANT'S NAME: HALL EQUITIES GROUP - TOM MILLER

Phone (⁹²⁵) 933-4000 x 228

Address: 1855 OLYMPIC BLVD, #300, WALNUT CREEK

Telephone: Business (⁹²⁵) 933 4000 x 228 Home ()

E-Mail Address: _____

PROJECT SITE INFORMATION:

Property Address or Location: NW CORNER TOULUMNE ROAD & COUNTRYSIDE DRIVE

Property Assessor's Parcel Number: 088-026-002

Property Dimensions: WEDGE CONFIGURATION APPROX 615.55' X 132.75'

Property Area: Square Footage 34,983 Acreage .8

Site Land Use: Undeveloped/Vacant 0% Developed 100%

If developed, give building(s) square footage RESTURANT 3,047 / RESTURANT

LAND USE DESIGNATIONS:

ZONING: Current: CU

Proposed (If applicable): CU

GENERAL PLAN Current: CU

Proposed (If applicable) CU

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

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

North COMMERCIAL

South VACANT

East VACANT

West 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)

FLAT VACANT LAND WITH NO TREES/LANDSCAPING

Are there any trees, bushes or shrubs on the project site? NO If yes, are any to be removed? _____

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) Ø

Proposed Use of Existing Structure(s) Ø

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):

Proposed Building Characteristics

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

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:	<u>4,200</u>	Sq.Ft.	<u>12</u>	%
	Landscaped Area:	<u>11,635</u>	Sq.Ft.	<u>33</u>	%
	Paved Surface Area:	<u>19,058</u>	Sq.Ft.	<u>55</u>	%
	Total:	<u>34,893</u>	Sq.Ft.		100%

Exterior building materials: PLASTER, ROCK & GLASS

Exterior building colors: TAN-LIGHT BROWN - SW CASA BLANCA, AUGUST MOON & FOX RUN

Roof materials: BUILT-UP ROOF

Total number of off-street parking spaces provided: 27
 (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 2/2017 Estimated Completion Date 6/2017

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) RESTURANT / RETAIL

Expected influence: Regional _____ Citywide X Neighborhood _____

Days and hours of operation: 8 AM - 12 PM

Total occupancy/capacity of building(s): _____

Total number of fixed seats: 83 Total number of employees: 30

Anticipated number of employees per shift: 30

Square footage of:

Office area 0

Warehouse area 0

Sales area 0

Storage area 0

Loading area 0

Manufacturing area 0

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

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:

0

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): 1279

Projected number of truck deliveries/loadings per day: 3-4

Approximate hours of truck deliveries/loadings each day: 6am - 9am

What are the nearest major streets? TUOLUMNE ROAD & COUNTRYSIDE DRIVE

Distance from project? DIRECTLY ADJACENT

Amount of off-street parking provided: 27

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

PAVED AREA 19,058

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): 421 GALLONS

Source of Water: CITY

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):

421 GALLONS

Describe the type of sewage to be generated: RESTURANT/HUMAN

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: FOOD/PAPER Amount: 421

AIR QUALITY

Construction Schedule:

<u>Activity</u>	<u>Approximate Dates</u>
Demolition	<u>N/A</u>
Trenching	<u>2/2017</u>
Grading	<u>2/2017</u>
Paving	<u>6/2017</u>
Building Construction	<u>3/2017</u>
Architectural Coatings (includes painting)	<u>7/2017</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 1.6

Amount of Soil to Import/Export? UNKNOWN

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: <http://www.epa.gov/enviro/html/rcris/>
- 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: _____

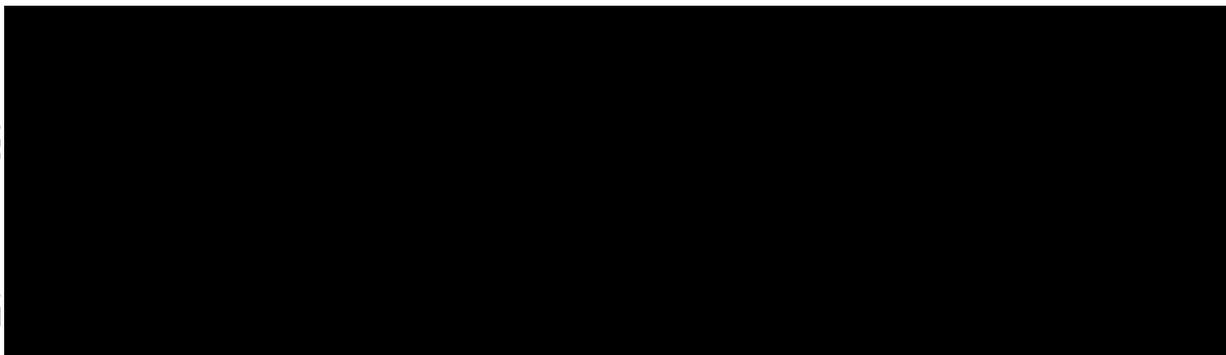
Regulatory ID Number: _____

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.



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)

