



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

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UNIFORM APPLICATION FORM

(PLEASE PRINT OR TYPE)

Project Information

PROJECT ADDRESS: 605 E Main Street  
ASSESSOR'S PARCEL NUMBER: 61 - 28 - 14 AREA OF PROPERTY (ACRES OR SQUARE FEET): 7500 SF  
EXISTING ZONING: A RE RL RM RH CO CC CH CT I IBP PD \_\_\_\_\_ Downtown X  
GENERAL PLAN DESIGNATION: A VLDR LDR MDR HDR O Comm Comm Heavy Comm I  
DESCRIBE THE PROJECT REQUEST: Facade Remodel, Signage Renovation & Parking  
Stall Restriping for ADA Accessibility Upgrades

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 Jodi Karambela

\*\* Corporate partnerships must provide a list of principals.

Property Owner Info

Office Use Only

APPLICATION TYPE & NO. MDA 17-07 DATE RECEIVED: 6/28/17  
CASH \_\_\_\_\_ CHECKED BY: AW  
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: Facade Remodel & Interior T.I. for Integral Investment Advisors

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

To use Existing Commercial Bldg for New Investment Office w/ Accessible  
Parking, Restrooms, Offices & Remodeled Entrance/facade @ Street.

### PROJECT SITE INFORMATION:

Property Address or Location: 605 E. Main Street

Property Assessor's Parcel Number: 61-28-14

Property Dimensions: 150' x 50'

Property Area: Square Footage 7500 SF. Acreage —

Site Land Use: Undeveloped/Vacant \_\_\_\_\_ Developed X

If developed, give building(s) square footage 2202 SF

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**LAND USE DESIGNATIONS:**

ZONING: Current: \_\_\_\_\_  
 Proposed (If applicable): N/A

GENERAL PLAN Current: \_\_\_\_\_  
 Proposed (If applicable) N/A

**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 Commercial

East Residential

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)

Existing Commercial Bldg & Parking Lot area w/ Street & alley access, and Lighted Box Signs.

Are there any trees, bushes or shrubs on the project site? No If yes, are any to be removed? N/A  
 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 Bike Shop (retail)

Proposed Use of Existing Structure(s) Office Use

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? N/A 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):

Building is approximately 55 years old, CMU & wood construction, w/ paint & stucco finishes. Aluminum storefront door/windows, and Metal Awnings.

### 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): 17'

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

Existing Signage @ 22' aff.

Project site coverage:	Building Coverage: _____ Sq.Ft. _____ %
	Landscaped Area: _____ Sq.Ft. _____ %
	Paved Surface Area: _____ Sq.Ft. _____ %
	Total: _____ Sq.Ft. _____ 100%

Exterior building materials: CMU, stucco, metal, glass & stone

Exterior building colors: TBD by Owner

Roof materials: Existing Built-up roofing

Total number of off-street parking spaces provided: 6  
(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: (3) 43 watt Led Wall Paks @ +12' afw

Parking: (2) - 328 watt LED flood lights @ +15' afw.

Estimated Construction Starting Date 7/1/17 Estimated Completion Date 11/15/17

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:

N/A

	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 UseExpected influence: Regional \_\_\_\_\_ Citywide \_\_\_\_\_ Neighborhood XDays and hours of operation: 7am - 6pmTotal occupancy/capacity of building(s): 6 peopleTotal number of fixed seats: — Total number of employees: 6 peopleAnticipated number of employees per shift: 3-4

Square footage of:

Office area \_\_\_\_\_ Warehouse area —Sales area — Storage area \_\_\_\_\_Loading area — Manufacturing area —Total number of visitors/customers on site at any one time: 3-4Other occupants (If Applicable) N/A

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:

None



**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): 27Projected number of truck deliveries/loadings per day: 1Approximate hours of truck deliveries/loadings each day: 1What are the nearest major streets? N. Olive & Main StreetDistance from project? 20'Amount of off-street parking provided: 6

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, same continued usageEstimated gallons per day (using information above): N/ASource of Water: City water (existing)**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, same continued usage

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

N/ADescribe the type of sewage to be generated: Restroom & service (breakroom) sink.

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: N/A Amount: N/A

**AIR QUALITY*****Construction Schedule:*****Activity****Approximate Dates**

Demolition

7/1/17

Trenching

N/A

Grading

N/A

Paving

N/A, resurfacing 9/1/17

Building Construction

7/1/17 facade only @ exterior

Architectural Coatings (includes painting)

Paint, Stucco & stone veneer.Total Volume of all Building(s) to be Demolished 0Max Daily Volume of Building(s) to be Demolished 0Total Acreage to be Graded 0Amount of Soil to Import/Export? 0



**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](http://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

  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.



