



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: 4105 CROWELL ROAD

ASSESSOR'S PARCEL NUMBER: 71-01-11 AREA OF PROPERTY (ACRES OR SQUARE FEET): _____

EXISTING ZONING: HIGH DENSITY RESIDENTIAL / CUP #99-03

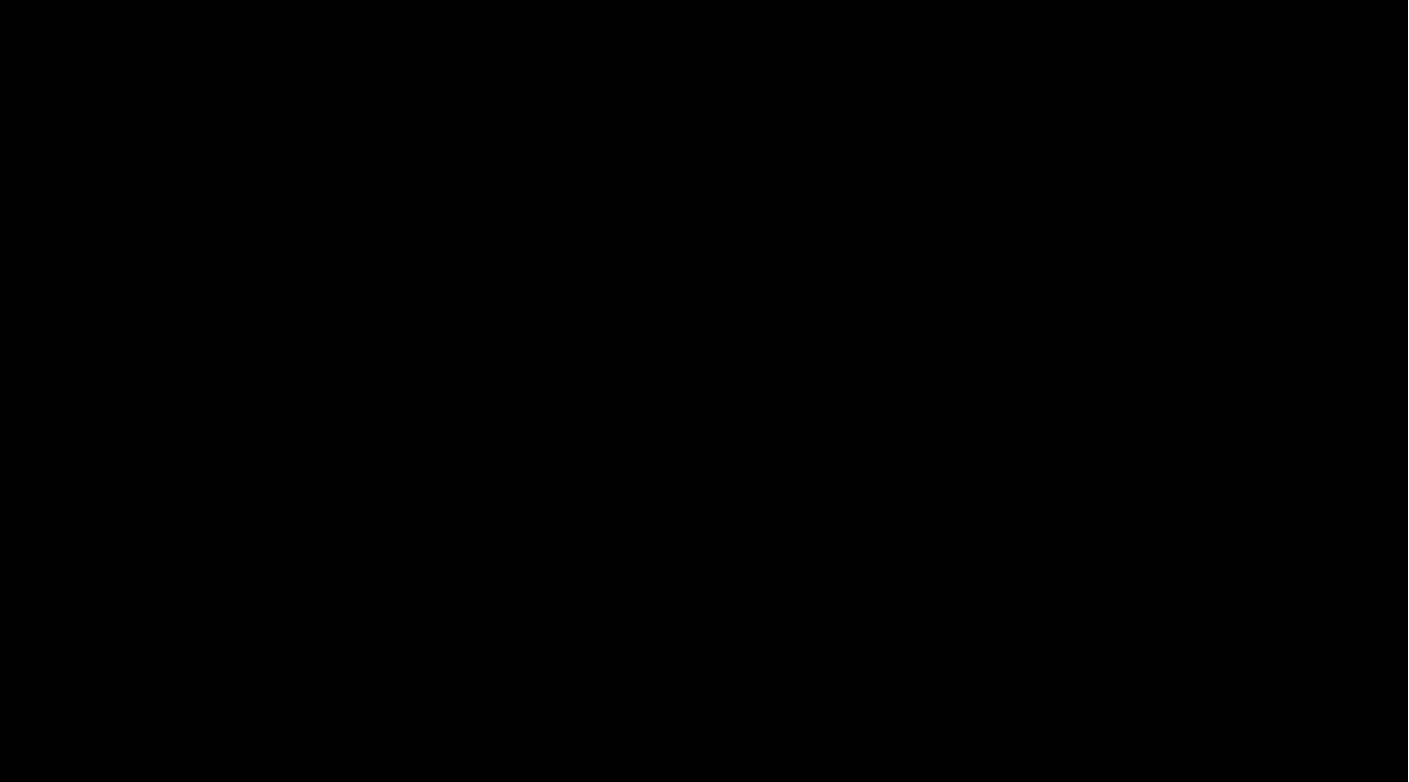
GENERAL PLAN DESIGNATION: _____

DESCRIBE THE PROJECT REQUEST: _____

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 EMC HEALTH, INC. PHONE NO. 209-664-5188 E-MAIL: LSTONMER@



Property Owner Info

APPLICATION TYPE & NO.: CUP 19-02 DATE RECEIVED: 5/29/19

CASH _____ OR CHECK NO. _____ / \$ _____ CHECKED BY: KQ

PC HEARING DATE: _____ CC HEARING DATE: _____

PLANNER'S NOTES: _____

PLEASE NOTE:

THIS APPLICATION FORM
(ALONG WITH THE REQUIRED
ATTACHMENTS AND EXHIBITS)
IS MADE AVAILABLE TO THE PUBLIC
ON THE CITY'S WEBSITE AND IN THE CITY'S FILES.

IF THERE IS
SENSITIVE INFORMATION CONTAINED WITHIN THE
APPLICATION, PLEASE CONTACT THE
PLANNING DIVISION AT (209) 668-5640
BEFORE SUBMITTING
THE APPLICATION.

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: JESSICA'S HOUSE

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

2 PROPOSED BUILDINGS FOR JESSICA'S
HOUSE AND SUPPORTING OFFICES
(MAY INCLUDE HOT SPLIT/LINE ADJUSTMENT)
SEE ATTACHED NARRATIVE

PROPERTY OWNER'S NAME: CORNERSTONE COVENANT CHURCH INC.

Mailing Address: 4105 CROWELL ROAD, TURLOCK CA

Telephone: Business (209) 578-5745 Home (209) 678-5745

E-Mail Address: kirk@kirk/larson.construction.com

APPLICANT'S NAME: EMC HEALTH

Phone (209) 664-5188

Address: 2881 GEEB ROAD SUITE A

Telephone: Business (209) 484-3639 Home ()

E-Mail Address: mark@mkelectricanddesign.com

PROJECT SITE INFORMATION:

Property Address or Location: 4105 CROWELL ROAD

Property Assessor's Parcel Number: 71-01-11

Property Dimensions: 647' X 192'

Property Area: Square Footage _____ Acreage 7 ACRES

Site Land Use: Undeveloped/Vacant PARTIAL Developed PARTIAL

If developed, give building(s) square footage 13,962

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LAND USE DESIGNATIONS:

ZONING: Current: HIGH DENSITY RESIDENTIAL
 Proposed (If applicable): ~~COMMERCIAL~~
 GENERAL PLAN Current: HDR
 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 RESIDENTIAL
 South RESIDENTIAL
 East RESIDENTIAL
 West HIGH DENSITY RESIDENTIAL

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 CHURCH BUILDING WITH LANDSCAPE
+ PARKING LOT, PLAY EQUIPMENT WITH
2/3 VACANT LOT

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) NA

Proposed Use of Existing Structure(s) NA

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):

EXISTING CHURCH 20 YEARS OLD

Proposed Building Characteristics

Size of any new structure(s) or building addition(s) in gross sq. ft. 20,500

Building height in feet (measured from ground to highest point): 33' 9 3/4"

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

LIGHT POLES 24'
PLAYGROUND EQUIPMENT 10'

Project site coverage:	Building Coverage:	<u>14,700</u>	Sq.Ft.	<u>5</u>	%
	Landscaped Area:	<u>15,000</u>	Sq.Ft.	<u>5</u>	%
	Paved Surface Area:	<u>30,000</u>	Sq.Ft.	<u>10</u>	%
	Total:	<u>59,700</u>	Sq.Ft.	<u>20</u>	100%

Exterior building materials: WOOD, STUCCO, STONE

Exterior building colors: BELGE

Roof materials: COMP

Total number of off-street parking spaces provided: 90
 (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: RECESSED LED CANS 2000 LUMEN CUTOFF LED WALL PACKS 7000 LUMEN

Parking: 2A¹ PARKING POLE 18,000 LUMEN

Estimated Construction Starting Date MARCH 2020 Estimated Completion Date FEBRUARY 2021

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) OFFICE/ ASSEMBLY

Expected influence: Regional _____ Citywide X Neighborhood _____

Days and hours of operation: MONDAY - FRIDAY 7:30 - 4:30 (8-10) STAFF
MONDAY - THURSDAY GROUP 3:30 - 8:30 35-100 (SEE NARRATIVE)

Total occupancy/capacity of building(s): _____

Total number of fixed seats: 0 Total number of employees: 15

Anticipated number of employees per shift: 10-15

Square footage of:

Office area 21,000
MEETING

Warehouse area _____

Sales area _____

Storage area _____

Loading area _____

Manufacturing area _____

Total number of visitors/customers on site at any one time: 100

Other occupants (If Applicable) _____

Will the proposed use involve any toxic or hazardous materials or waste? NO

(Please explain): _____

List any permits or approvals required for the project by state or federal agencies:

NA

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): 258

Projected number of truck deliveries/loadings per day: 0

Approximate hours of truck deliveries/loadings each day: 0

What are the nearest major streets? CHRIS TOFFERSEN

Distance from project? 130'

Amount of off-street parking provided: 91 NEW + SHARING EXISTING CHURCH

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

30,000 SF NEW PARKING, 8,000 SF SIDEWALK HARDSCAPE
1,500 SF BASKETBALL AREA

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): 2,100

Source of Water: CITY OF TURLOCK

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):

2,100

Describe the type of sewage to be generated: STANDARD OFFICE SPACE

WASTE

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: 2,100

AIR QUALITY

Construction Schedule:

Activity

Approximate Dates

Demolition

NA

Trenching

APRIL - MAY 2020

Grading

APRIL - MAY 2020

Paving

AUGUST 2020

Building Construction

MARCH 2020 - FEBRUARY 2021

Architectural Coatings (includes painting)

NOVEMBER 2020 - JANUARY 2021

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

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

Total Acreage to be Graded 2.5

Amount 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: <https://www3.epa.gov/enviro/facts/rcrainfo/search.html>

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: _____

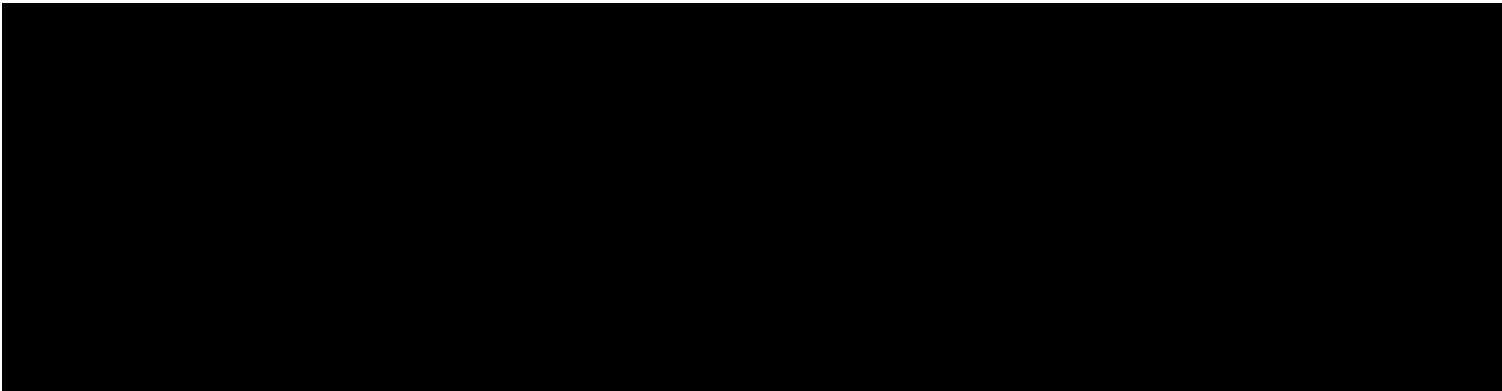
Regulatory ID Number: _____

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.

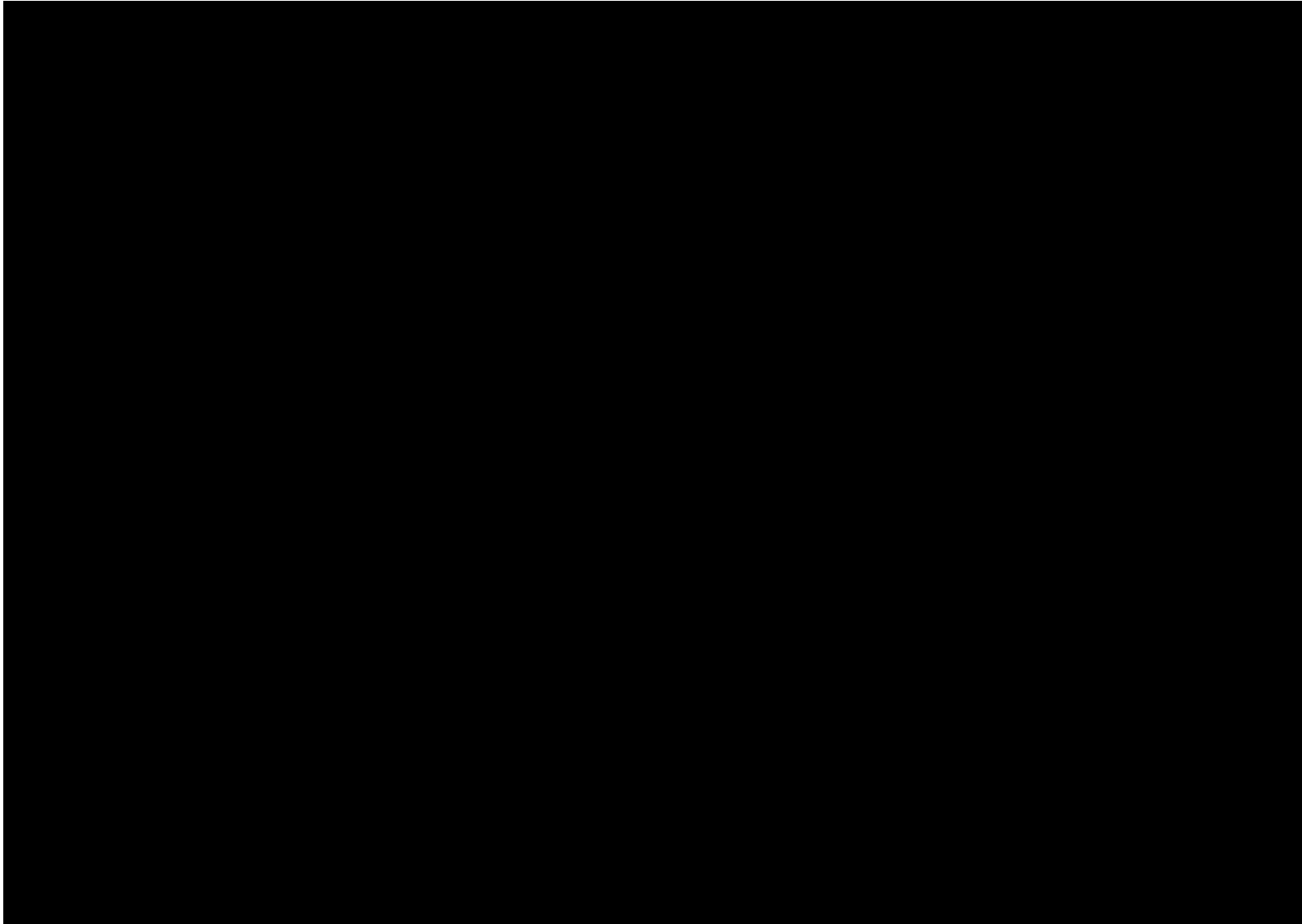


PROPERTY OWNER/APPLICANT SIGNATURE:

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)



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