



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: 1398 & 1400 Geer Road
ASSESSOR'S PARCEL NUMBER: 042 - 012 - 23 & 24 AREA OF PROPERTY (ACRES OR SQUARE FEET): 1.9 ac.
EXISTING ZONING: CC
GENERAL PLAN DESIGNATION: Community Commercial
DESCRIBE THE PROJECT REQUEST: Car Wash

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 Same as Owner PHONE NO. _____ E-MAIL: _____

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

ADDRESS OF APPLICANT: _____

CONTACT PERSON (If different than applicant): Rod Hawkins, Hawkins & Associates Engineering 209-575-4295
*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 _____ PRINT NAME _____ DATE _____

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

Property Owner Info

PS Acquisition Sub Corp.,
PROPERTY OWNER: A Delaware Corp. PHONE NO. 520-615-4000 ext.258 E-MAIL: eweber@mistercarwash.com
ADDRESS OF PROPERTY OWNER: 222 E. 5th Ave, Tucson, AZ 85705

Office Use Only

APPLICATION TYPE & NO.: MDP 2019-04 DATE RECEIVED: 10-24-19

CHECKED BY: AW

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: Prime Shine Car Wash CA0931 Geer Wash

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

Construct a car wash facility

PROPERTY OWNER'S NAME: P.S. Acquisition Sub Corp., A Delaware Corp.

Mailing Address: 222 E. 5th Ave., Tucson, AZ 85705

Telephone: Business (520) 615-4000 ext.258 Home () _____

E-Mail Address: eweber@mistercarwash.com

APPLICANT'S NAME: same as owner

Phone () _____

Address: _____

Telephone: Business () _____ Home () _____

E-Mail Address: _____

PROJECT SITE INFORMATION:

Property Address or Location: 1400 Geer Road

Property Assessor's Parcel Number: 042-012-023 & 042-012-024

Property Dimensions: 200 x 413

Property Area: Square Footage 83,200 Acreage 1.91

Site Land Use: Undeveloped/Vacant 1.68ac. Developed .228ac. (9,920sq.ft.)

If developed, give building(s) square footage approx 1,700sq.ft. (to be demolished)

LAND USE DESIGNATIONS:

ZONING: Current: CC

Proposed (If applicable): _____

GENERAL PLAN Current: Community Commercial

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 CC - Residential

South CC - Commercial

East MR - Residential

West CC - 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 site is flat with very stable soils, no plants or animals and no cultural, historical, or scenic significance.

Are there any trees, bushes or shrubs on the project site? yes if yes, are any to be removed? yes

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) Auto Quick Lube

Proposed Use of Existing Structure(s) To be demolished

Are any structures to be moved or demolished? yes 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):

n/a - existing to be demolished

Proposed Building Characteristics

Size of any new structure(s) or building addition(s) in gross sq. ft. 6,450

Building height in feet (measured from ground to highest point): 35'-0"max. (tower)

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

light pole 25' max

Project site coverage:	Building Coverage:	<u>6,450</u>	Sq.Ft.	<u>7.8</u>	%
	Landscaped Area:	<u>25,289</u>	Sq.Ft.	<u>30.0</u>	%
	Paved Surface Area:	<u>51,461</u>	Sq.Ft.	<u>61.8</u>	%
	Total:	<u>83,200</u>	Sq.Ft.	<u>100</u>	<u>100%</u>

Exterior building materials: cmu, metal, stone, eifs, longboard

Exterior building colors: tan, grey, buff, blue, wood-look (cherry)

Roof materials: standing seam mtl., pvc/tpo membrane

Total number of off-street parking spaces provided: 4 stalls
 (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:

rec. can: 4 @ 1,480lu/ea. @ 13'-6", sconce: 2 @ 820lu/ea. 14'-3", sconce: 5 @ 3,460lu/ea. @ 10'-0"

Parking:

(pole) LSI XALM @ 22 1/2', est. 8 @ 18,000lu/ea.

Estimated Construction Starting Date December 15, 2019 Estimated Completion Date August 2020

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:

	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) Car Wash

Expected influence: Regional _____ Citywide X Neighborhood _____

Days and hours of operation: 7am-7pm Mon-Sat., 9am-5pm Sun.

Total occupancy/capacity of building(s): 26.7 occ

Total number of fixed seats: n/a Total number of employees: _____

Anticipated number of employees per shift: 3-4

Square footage of:

Office area 771

Warehouse area _____ mech./tunnel _____

Sales area _____

Storage area 5,701

Loading area _____

Manufacturing area _____

Total number of visitors/customers on site at any one time: 40 max.

Other 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): 51.3 x 6.5 = 333.45

Projected number of truck deliveries/loadings per day: 1-2/month - car wash supplies/ups/fedex

Approximate hours of truck deliveries/loadings each day: varies = 1-2/month @ approx. 1hr

What are the nearest major streets? East Hawkeye Ave.

Distance from project? 400-feet

Amount of off-street parking provided: 33 stalls - 29 vacs / 4 stalls

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

approx. 50,000sq.ft. concrete paving

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.]

100 x 6.5 = 650

Estimated gallons per day (using information above): 650gal.

Source of Water: City of Turlock & recycled

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)

100 x 6.5 = 650

- 10% for landscape = 585

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

585 gal.

Describe the type of sewage to be generated: car wash minimal domestic

Will any special or unique sewage wastes be generated by this development?

no, non-hazardous

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.]
	<u>50 x (6,450/500) = 645</u>
	<u>All solid waste is removed semi-annually by a generator dispenser</u>
	<u>All is 3rd party</u>

Type: typical commercial waste Amount: 645 pounds

AIR QUALITY

Construction Schedule:

<u>Activity</u>	<u>Approximate Dates</u>
Demolition	<u>12/15/2019</u>
Trenching	<u>1/15/2020 - 2/16/2020</u>
Grading	<u>2/17/2020 - 2/24/2020</u>
Paving	<u>2/25/2020 - 3/31/2020</u>
Building Construction	<u>4/1/2020 - 7/6/220</u>
Architectural Coatings (includes painting)	<u>7/7/2020 - 8/15/2020</u>

Total Volume of all Building(s) to be Demolished 1,683 sq.ft. of bldg. to be demolished @ 20' high (oil lube only)
Max Daily Volume of Building(s) to be Demolished tbd

Total Acreage to be Graded 1.9acres

Amount of Soil to Import/Export? per Rod

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:

X 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.





STATE WATER RESOURCES CONTROL BOARD GEO TRACKER



Tools

Reports

UST Case Closures

Information



REFLECTIONS CAR WASH (T0609959585) - (MAP)

[SIGN UP FOR EMAIL ALERTS](#)

1400 GEER ROAD
TURLOCK, CA 95380
STANISLAUS COUNTY
LUST CLEANUP SITE (INFO)
[PRINTABLE CASE SUMMARY / CSM REPORT](#)

[CLEANUP OVERSIGHT AGENCIES](#)
STANISLAUS COUNTY (LEAD) - CASE #: 493
CASEWORKER: AMBER WILLIAMS
CENTRAL VALLEY RWCCS (REGION 56) - CASE #: 509527
CASEWORKER: YVRA J. FISCHER

CUF Claim #: E0172, 18189
CUF Priority Assigned: B
CUF Amount Paid: \$1,124,236

Summary Case Reviews Cleanup Action Report Regulatory Activities Environmental Data (ES) Site Maps / Documents Community Involvement

Related Cases LUST CUF Data

Regulatory Profile

[CLEANUP STATUS](#) - DEFINITIONS

COMPLETED - CASE CLOSED AS OF 6/29/2015 - [CLEANUP STATUS HISTORY](#)

[POTENTIAL CONTAMINANTS OF CONCERN](#)

BENZENE, ETHYLBENZENE, MTBE / TBA / OTHER FUEL
OXYGENATES, TOLUENE, TOTAL PETROLEUM HYDROCARBONS
(TPH), XYLENE

[FILE LOCATION](#)

LOCAL AGENCY

[DWR GROUNDWATER SUB-BASIN NAME](#)

San Joaquin Valley - Turlock (5-022.03)

[GROUNDWATER MONITORING FREQUENCY](#)

OF WELLS MONITORED - SEMI-ANNUALLY : 6, ANNUALLY : 9

PRINTABLE CASE SUMMARY

[POTENTIAL MEDIA OF CONCERN](#)

AQUIFER USED FOR DRINKING WATER SUPPLY, WELL USED FOR
DRINKING WATER SUPPLY

[USER DEFINED BENEFICIAL USE](#)

GW - AGRICULTURAL SUPPLY, GW -
MUNICIPAL AND DOMESTIC SUPPLY

[DESIGNATED BENEFICIAL USE\(S\)](#) -

[DEFINITIONS](#)

MUN, AGR, IND, PROC

[CALWATER WATERSHED NAME](#)

San Joaquin Valley Floor - Turlock (535.50)

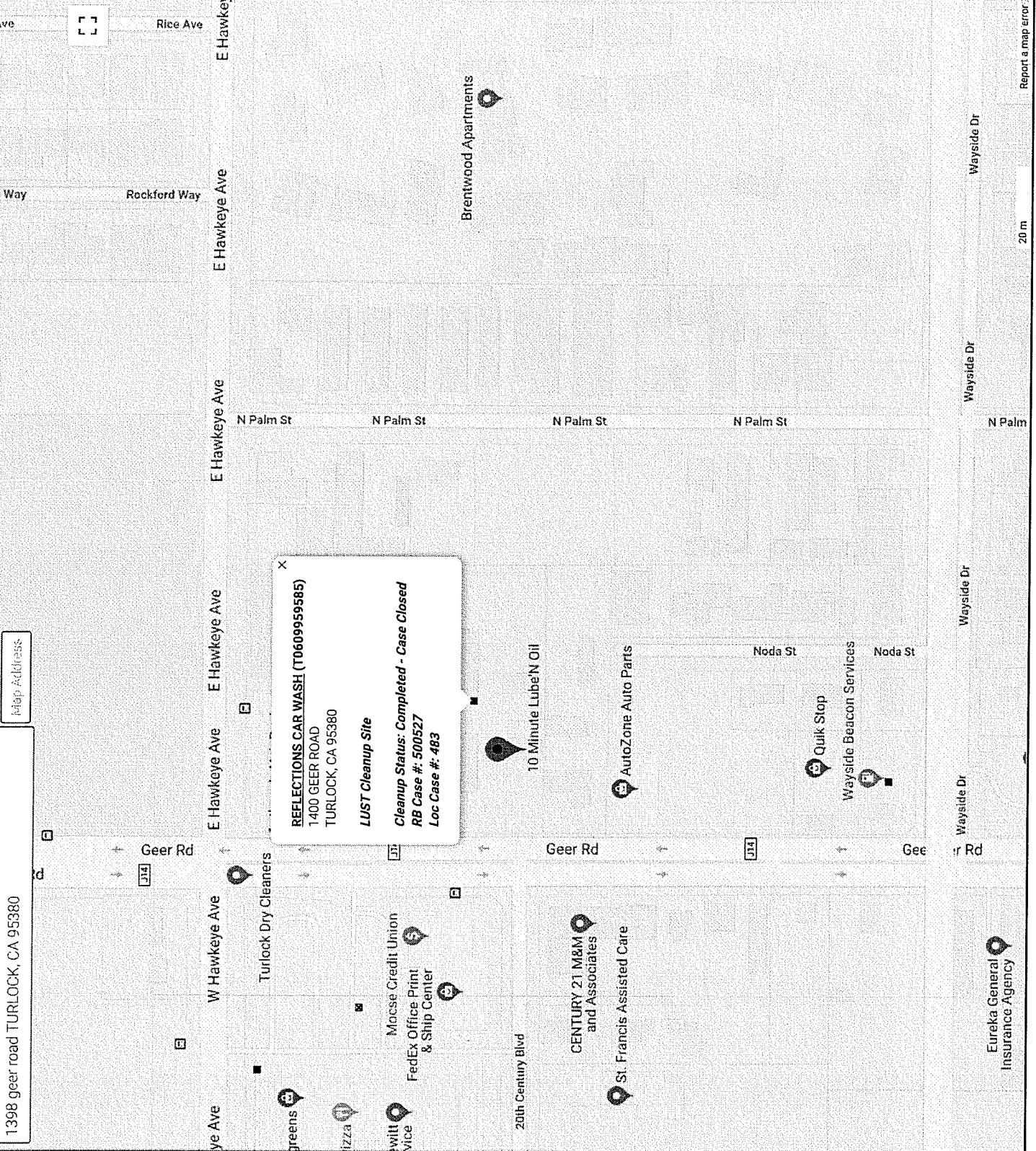
GEO TRACKER

Sites and Facilities - [INFO](#)

- Cleanup Sites
 - LUST Cleanup Sites
 - Cleanup Program Sites
 - Military Cleanup Sites
 - DTSC Cleanup Sites
- Permitted Facilities
 - Waste Discharge Requirements (WDR) Sites
 - Permitted USTs - [INFO](#)
 - DTSC Hazardous Waste Sites
 - Land Disposal Sites
 - Irrigated Lands Regulatory Program Sites
 - Oil / Gas Sites
 - Confined Animal Sites
- Other Sites
 - Project Sites
 - Non-Case Information Sites
 - Sampling Points - Public
 - Field Points
- SIGNIFIES A CLOSED SITE

Tools
Map Coverage
TAKE A TOUR VIEW OR GAMA

1398 Geer Road TURLOCK, CA 95380



REFLECTIONS CAR WASH (T0609959585)
 1400 GEER ROAD
 TURLOCK, CA 95380

LUST Cleanup Site

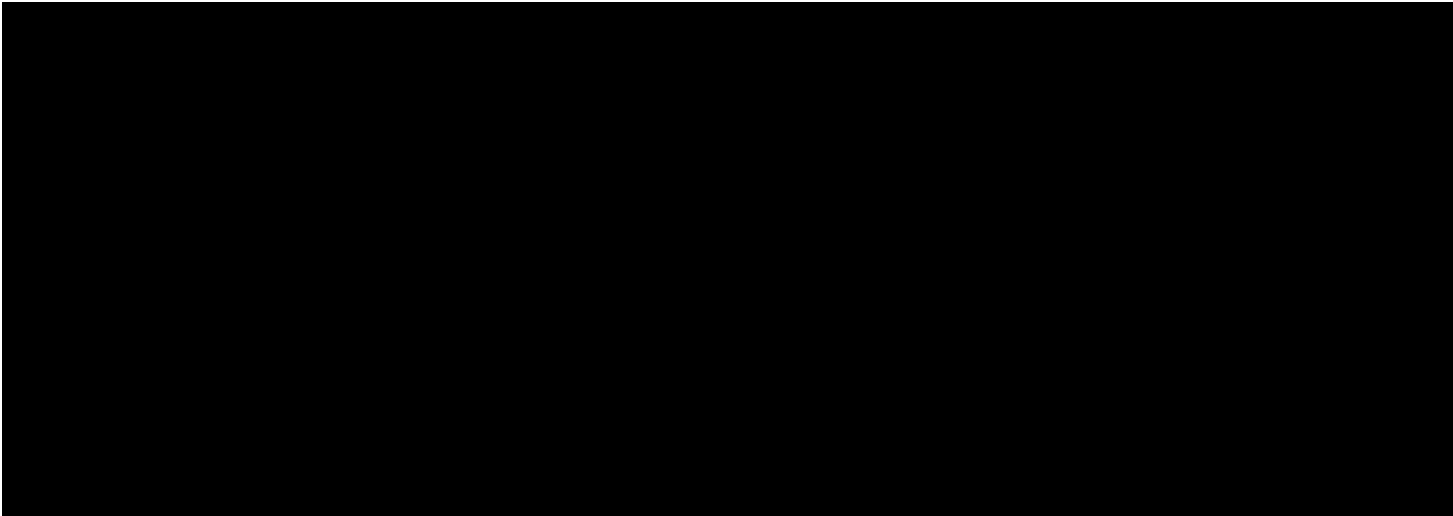
Cleanup Status: Completed - Case Closed
RB Case #: 500527
Loc Case #: 483

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)



Signature of Applicant/Agent

Date

Print Name and Title of Applicant/Agent

Phone Number