



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: 2340 Geer Rd., Turlock, CA 95382

ASSESSOR'S PARCEL NUMBER: 072 - 026 - 074 AREA OF PROPERTY (ACRES OR SQUARE FEET): 44,967 sf

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

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

DESCRIBE THE PROJECT REQUEST: Requesting a Minor Administrative Approval for renovation to the existing building and minor modifications to the existing site.

Applicant Information

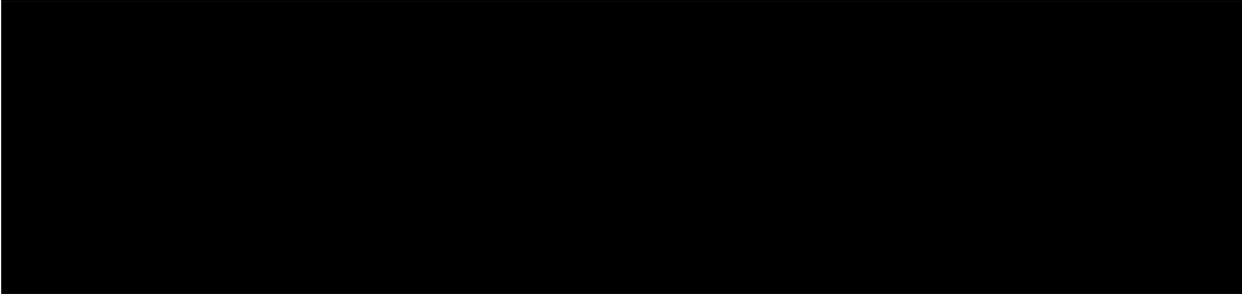
NOTE: Information provided on this application is considered public record and will be released upon request by any member of the public.

APPLICANT MARIO EQUILUZ PHONE NO. 209/367-2352 E-M 

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

Property Owner Info

P
A


Office Use Only

APPLICATION TYPE & NO.: MAA 2016-11 DATE RECEIVED: 10-24-16

CASH 

PC HEARING 

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: F&M Bank Turlock Renovation

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

Renovate the existing F&M Bank Turlock branch and modify the existing drive thru teller to accommodate easier access for customers.

PROPERTY OWNER'S NAME: FAM BANK

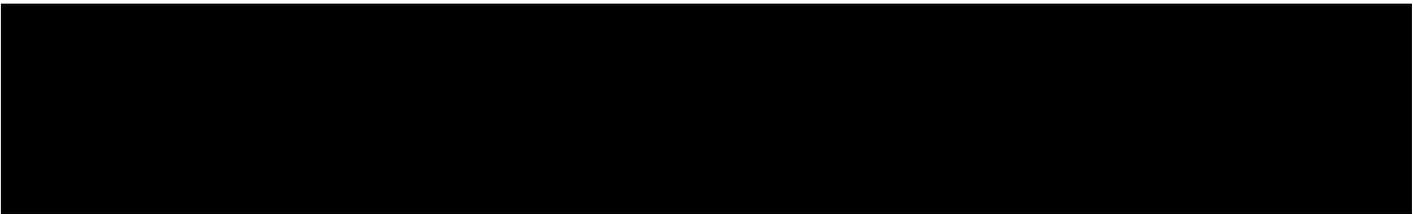
Mailing Address: 121 W. PINE ST. LODI, CA 95240

Telephone: Business (209) 367-2352 Home (209) 969-0465

E-Mail Address: _____

APPLICANT'S NAME: Mario Eguiluz

Phone (209) 367-2352



PROJECT SITE INFORMATION:

Property Address or Location: 2340 Geer Rd., Turlock, CA 95382

Property Assessor's Parcel Number: 072-026-074

Property Dimensions: See attached Site Plan

Property Area: Square Footage 44,967 sf Acreage 1.03 Acres

Site Land Use: Undeveloped/Vacant _____ Developed Yes

If developed, give building(s) square footage 6,118 sf

LAND USE DESIGNATIONS:

ZONING: Current: C-O

Proposed (If applicable): C-O

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 _____

South _____

East _____

West _____

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 existing topography has small varying ranges of elevation changes on the site with some grass and planted areas containing shrubs and trees. There are no animals or any cultural or historic scenic aspects.

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) Bank (Business Group B)

Proposed Use of Existing Structure(s) Bank (Business Group B)

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):

The existing one story building is approximately 36 years old and has shingle siding with all sides of the roof sloping upward toward the middle of the building where the mechanical well is located. See attached photos.

Proposed Building Characteristics

Size of any new structure(s) or building addition(s) in gross sq. ft. 6,652 sf (existing + additions)

Building height in feet (measured from ground to highest point): 28'-2"

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

Existing renovated Clock Tower to be 24'-0" tall

Project site coverage:	Building Coverage:	<u>6,652</u>	Sq.Ft.	<u>15</u>	%
	Landscaped Area:	<u>9,873</u>	Sq.Ft.	<u>22</u>	%
	Paved Surface Area:	<u>28,442</u>	Sq.Ft.	<u>63</u>	%
	Total:	<u>44,967</u>	Sq.Ft.	<u>100</u>	<u>100%</u>

Exterior building materials: Insulated metal panel, stone veneer, and glazing

Exterior building colors: gray, white, and beige (stone)

Roof materials: Standing Seam Metal Roof & Single Ply Roof at mechanical well

Total number of off-street parking spaces provided: 49
 (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):
 Drive thru canopy = LED with 5 fc within 10' of ATM, At walk-up ATM = LED with 5 fc within
 Building: 10' and 2 fc within 50' (comply with federal regulations for ATM security)
 Type = Lithonia DSX1, Height = 20' on 30" conc. base, Intensity = 2 fc within 50' of ATM
 Parking: and min. 1 fc for rest of parking. (comply with federal regulations for ATM security)

Estimated Construction Starting Date TBD Estimated Completion Date TBD

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) _____

Expected influence: Regional _____ Citywide _____ Neighborhood _____

Days and hours of operation: _____

Total occupancy/capacity of building(s): _____

Total number of fixed seats: _____ Total number of employees: _____

Anticipated number of employees per shift: _____

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: _____

Other occupants (If Applicable) _____

Will the proposed use involve any toxic or hazardous materials or waste?

(Please explain): _____

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

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): _____

Projected number of truck deliveries/loadings per day: _____

Approximate hours of truck deliveries/loadings each day: _____

What are the nearest major streets? _____

Distance from project? _____

Amount of off-street parking provided: _____

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

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.]

$$6,652 \text{ sf} / 1,000 \text{ sf} = 6.652$$

$$6.652 \times 100 \text{ gallons} = 665.2$$

Estimated gallons per day (using information above): 665.2

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)

$$6,652 \text{ sf} / 1,000 \text{ sf} = 6.652$$

$$6.652 \times 100 \text{ gallons} = 665.2$$

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

665.2

Describe the type of sewage to be generated: Grey and Black water

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.]
	<u>6,652 sf / 500 = 13.3</u>
	<u>13.3 x 50 = 665</u>

Type: Trash (mainly paper) Amount: 665 lbs.

AIR QUALITY

Construction Schedule:

<u>Activity</u>	<u>Approximate Dates</u>
Demolition	<u>TBD</u>
Trenching	<u>TBD</u>
Grading	<u>TBD</u>
Paving	<u>TBD</u>
Building Construction	<u>TBD</u>
Architectural Coatings (includes painting)	<u>TBD</u>

Total Volume of all Building(s) to be Demolished 0
Max Daily Volume of Building(s) to be Demolished n/a

Total Acreage to be Graded TBD

Amount of Soil to Import/Export? TBD

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: _____

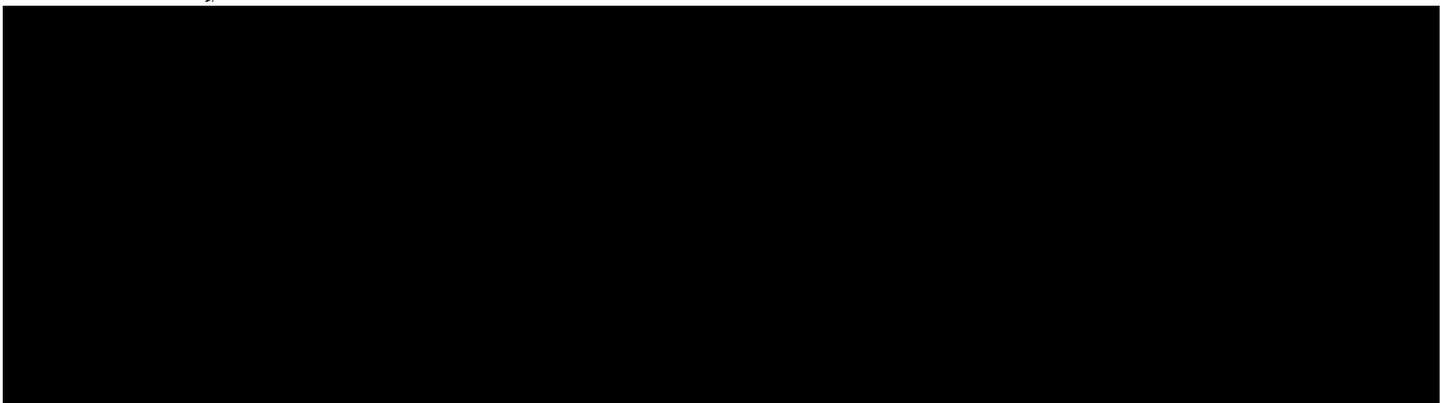
Regulatory ID Number: _____

Regulatory ID Number: _____

OR

 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.



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)

