



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: 74 EOLVEAVE, TURLOCK, CA 95380
ASSESSOR'S PARCEL NUMBER: 061 - 031 - 006 AREA OF PROPERTY (ACRES OR SQUARE FEET): 11,250 S.F
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 Construction of a 1,935 sf. metal bldg for storage and incidental
uses) along with an accompanying parking lot.

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 Jay & Melinda DeGraff PHONE NO. (209) 632-4214

Property Owner Info

Office Use

APPLICATION T

PC HEARING DATE 11/14/12

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: 764 E. Olive Storage Bldg. & Parking lot

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

Construction of a Horticulture Storage, gardening seminar seating and bathroom building along with an associated parking lot.

PROJECT SITE INFORMATION:

Property Address or Location: 764 E. Olive Ave., Turlock

Property Assessor's Parcel Number: 061-03-006

Property Dimensions: 75' x 150'

Property Area: Square Footage 11250 Acreage

Site Land Use: Undeveloped/Vacant To be vacant Developed Currently single family residence

If developed, give building(s) square footage Residence approx. 888 s.f. (to be demolished)

LAND USE DESIGNATIONS:

ZONING:	Current:	Downtown Overlay - Office Residential
	Proposed (If applicable):	No Change
GENERAL PLAN	Current:	Downtown
	Proposed (If applicable)	No Change

DESCRIBE ADJACENT ZONING AND EXISTING LAND USE WITHIN 300 FEET OF PROJECT SITE:**ZONE - EXISTING LAND USE (i.e., residential, commercial, industrial)**

North Downtown - Office Residential

South Downtown - Core Transition

East Downtown - Office Residential

West Downtown - Office 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)

Site is currently a residential dwelling unit constructed in 1921 along with a detached garage. The site is relatively flat and served by City of Turlock standard services.

There appear to be no cultural, historical or scenic aspects to the current use.

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:

New use will include provisions to meet on site retention of storm water as required

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) Residential Dwelling (vacant)

Proposed Use of Existing Structure(s) Dwelling to be demolished

Are any structures to be moved or demolished? Y e s 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):

Dwelling constructed approximately 1921

Proposed Building Characteristics

Size of any new structure(s) or building addition(s) in gross sq. ft. 1,935 s.f.

Building height in feet (measured from ground to highest point): 22 ft +/-

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

n/a

Project site coverage:	Building Coverage:	<u>1,935</u>	Sq.Ft.	<u>17</u>	%
	Landscaped Area:	<u>2,494</u>	Sq.Ft.	<u>22</u>	%
	Paved Surface Area:	<u>6,821</u>	Sq.Ft.	<u>61</u>	%
	Total:	<u>11,250</u>	Sq.Ft.	<u>100</u>	%

Exterior building materials: Metal Building, see elevations

Exterior building colors: Green, see elevations

Roof materials: Metal

Total number of off-street parking spaces provided: 19
(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: Shielded traditional wall pack style fixtures

Parking: n/a

Estimated Construction Starting Date Fall, 2017 Estimated Completion Date Spring 2019

If the proposal is a component of an overall larger project describe the phases and show them on the site plan: _____

Ancillary use to the existing Nursery

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) Storage, Sem trailers & Parking

Expected influence: Regional _____ Citywide _____ Neighborhood X

Days and hours of operation: 8am - 530 pm

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 1935

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): Storage of Nursery supplies and wares

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): 24

Projected number of truck deliveries/loadings per day: 1

Approximate hours of truck deliveries/loadings each day: 1

What are the nearest major streets? Site is located in the Downtown area, located on E. O'Neil Avenue
E. Main Street & Canal Drive are on each side of site

Distance from project? E. Main Street is directly to the southeast approx. 200' & Canal Drive is northerly approx. 350'

Amount of off-street parking provided: 19 spaces

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

The proposed parking lot will be constructed of either asphaltic concrete (pavement) of concrete

and will comprise approx. 6,800 s.f.

WATERLand 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.]

Single bathroom with vanity sink and toilet along with a general wash sink are proposed. Landscape water will also be provided

Estimated gallons per day (using information above): 200 gallons+/-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):

200 gallons+/-Describe the type of sewage to be generated: Typical Residential General use & services sink

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.]

Minimal Cardboard to be recycled

Type: _____ Amount: _____

AIR QUALITY***Construction Schedule:***

<u>Activity</u>	<u>Approximate Dates</u>
Demolition	<u>Fall 2017</u>
Trenching	<u>Fall & Winter 2017-2018</u>
Grading	<u>Fall & Winter 2017-2018</u>
Paving	<u>Spring 2018</u>
Building Construction	<u>Spring - Fall 2018</u>
Architectural Coatings (includes painting)	<u>Spring 2019+/-</u>

Total Volume of all Building(s) to be Demolished 700 - 800 c.y.

Max Daily Volume of Building(s) to be Demolished 700-800 c.y.

Total Acreage to be Graded 026 a.c.

Amount of Soil to Import/Export? site balance no import/export

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

 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)

