



**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: NEC of North Golden State Blvd & West Canal Dr .67

ASSESSOR'S PARCEL NUMBER: 042- 009 ~~031~~ 39 AREA OF PROPERTY (ACRES OR SQUARE FEET): 29,303 S.F.

EXISTING ZONING: C-C for Community Commercial

GENERAL PLAN DESIGNATION: Commercial

DESCRIBE THE PROJECT REQUEST: New construction of a Panda Express Restaurant with Drive-Through

## ***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 CRM Architects - Lupe Sandoval PHONE NO. 559.903.0336 E-MAIL: LupeS@crmarchitects.com

APPLICANT CRM Architects - Lupe Sandoval PHONE NO. 559.903.0336 E-MAIL: LupeS@crmarchitects.com

\*\* Corporate partnerships must provide a list of principals. FAX NO. 916.451.1600

ADDRESS OF APPLICANT: 5800 Stanford Ranch Rd Ste 720, Rocklin, CA 95765

CONTACT PERSON (If different than applicant):

\*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	Lupe Sandoval	5/4/2022
	PRINT NAME	DATE

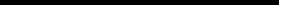
This fee is to be a deposit towards full cost of processing application. Yes ☒ No ☐ Applicant's Initials LS

### Property Owner Info

PROPERTY OWNER: Turlock Canal LLC PHONE NO. 209-985-6329 E-MAIL: brian@retailassociates.com

ADDRESS OF PROPERTY OWNER:

**Consent of Owner:** I declare that I am the owner of the herein described property and that I have familiarized myself with this completed application and give consent to the action requested.

	Brian Heron	6/2/2022
SIGNATURE OF PROPERTY OWNER	PRINT NAME	DATE

**Office Use Only**

APPLICATION TYPE & NO.: MDP 22-11 DATE RECEIVED: 6/27/22

CASH \_\_\_\_\_ OR CHECK NO. \_\_\_\_\_ / \$ \_\_\_\_\_ CHECKED BY: \_\_\_\_\_

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:** MDP 2020-11 - New Panda Express in Turlock CA

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

Please see attached Project Narrative

**PROPERTY OWNER'S NAME:** Turlock Canal LLC

Mailing Address: 2800 March Lane, Suite 200, Stockton CA 95209

Telephone: Business 209 478-2800 Home ( )

E-Mail Address: brian@retailassociates.com

**APPLICANT'S NAME:** CRM Architects & Planners - Lupe Sandoval

Phone (559) 903.0336

Address: 5800 Stanford Ranch Rd Ste 720, Rocklin, CA 95765

Telephone: Business 916 451.1500 Home (559) 903.0336

E-Mail Address: LupeS@CRMArchitects.com

**PROJECT SITE INFORMATION:**

Property Address or Location: NEC of North Golden State Blvd & West Canal Dr

Property Assessor's Parcel Number: 042 009 031

Property Dimensions: Square

Property Area: Square Footage 29,303 S.F. Acreage 0.67 Acres

Site Land Use: Undeveloped/Vacant ☒ Developed ☐ Not applicable

If developed, give building(s) square footage Not applicable

**LAND USE DESIGNATIONS:**

ZONING:	Current:	<u>C-C Community Commercial</u>
	Proposed (If applicable):	<u>Not applicable</u>
GENERAL PLAN	Current:	<u>Commercial</u>
	Proposed (If applicable)	<u>Not applicable</u>

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

North C-C / C-O ; residential

South West Canal Drive

East C-O ; commercial

West C-C ; Starbucks (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 project site is a vacant pad which has been prepared for new commercial construction by the  
seller of the property, it will have cross access with the existing Starbucks at 824 N Golden State Blvd.

Are there any trees, bushes or shrubs on the project site? No 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:

Not applicable

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) Not applicable

Proposed Use of Existing Structure(s) Not applicable

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: N/A

If yes, has a Notice of Nonrenewal been filed? N/A If yes, date filed: N/A

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. No

Not applicable

Describe age, condition, size, and architectural style of all existing on-site structures (include photos):

Not applicable

### **Proposed Building Characteristics**

Size of any new structure(s) or building addition(s) in gross sq. ft. 2,670 S.F

Building height in feet (measured from ground to highest point): 23'-3"

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

Not applicable, no other appurtenances are above the highest point of the roofline of the building.

Project site coverage: Building Coverage: 2,670 Sq.Ft. 9 %

Landscaped Area: \_\_\_\_\_ Sq.Ft. \_\_\_\_\_ %

Paved Surface Area: \_\_\_\_\_ Sq.Ft. \_\_\_\_\_ %

Total: \_\_\_\_\_ Sq.Ft. \_\_\_\_\_ 100%

Exterior building materials: \_\_\_\_\_

Exterior building colors: \_\_\_\_\_

Roof materials: \_\_\_\_\_

Total number of off-street parking spaces provided: \_\_\_\_\_  
(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: \_\_\_\_\_

Parking: \_\_\_\_\_

Estimated Construction Starting Date \_\_\_\_\_ Estimated Completion Date \_\_\_\_\_

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 N/A Total Dwelling Units N/A Total Acreage N/A

Net Density/Acre N/A Gross Density/Acre N/A

Will the project include affordable or senior housing provisions? N/A 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) Panda Express Restaurant with Drive-Through Access

Expected influence: Regional \_\_\_\_\_ Citywide ☒ Neighborhood \_\_\_\_\_

Days and hours of operation: 10am to 10pm all days of the week

Total occupancy/capacity of building(s): \_\_\_\_\_

Total number of fixed seats: 40 Total number of employees: 6 employees

Anticipated number of employees per shift: 3 employees per shift, 2 shifts per day

Square footage of:

Office area \_\_\_\_\_ Warehouse area \_\_\_\_\_

Sales area 2,670 S.F. Storage area \_\_\_\_\_

Loading area \_\_\_\_\_ Manufacturing area \_\_\_\_\_

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

Other occupants (If Applicable) N/A

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

(Please explain): No, no other toxic or hazardous materials or waste

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

Not applicable, no other permits from state or federal agencies required

**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): 1,476.51 (553 x 2.67)Projected number of truck deliveries/loadings per day: Twice a weekApproximate hours of truck deliveries/loadings each day: One hour per delivery (twice a week)What are the nearest major streets? North Golden State Blvd & West Canal Drive

Distance from project? \_\_\_\_\_

Amount of off-street parking provided: 27 parking stalls

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

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**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.]

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Estimated gallons per day (using information above): 267 (100 x 2.67)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)

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

267 (100 x 2.67)Describe the type of sewage to be generated: Food service sewage

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.]

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Type: Food service wasteAmount: 267 lbs (50 x 5.34)**AIR QUALITY***Construction Schedule:*ActivityApproximate Dates

Demolition

Not applicable

Trenching

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Grading

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Paving

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Building Construction

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Architectural Coatings (includes painting)

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*Total Volume of all Building(s) to be Demolished* Not applicable*Max Daily Volume of Building(s) to be Demolished* Not applicable*Total Acreage to be Graded*                     *Amount of Soil to Import/Export?* Pad ready

**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>

NEP Assist: <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: \_\_\_\_\_

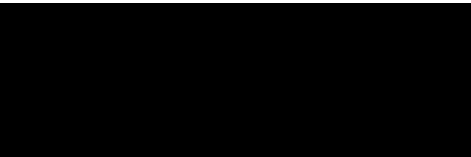
Regulatory ID Number: \_\_\_\_\_

Regulatory ID Number: \_\_\_\_\_

OR

☒ 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.



Signature of Applicant/Agent

6/28/2022

Date

Lupe Sandoval

Print Name and Title of Applicant/Agent

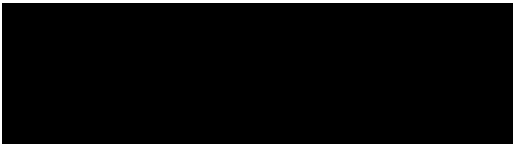
559.903.0336

Phone Number

**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 20;
2. the Acknowledgments/Authorizations/Waivers starting on page 22; and
3. the Indemnification on page 24; and
4. the Department of Fish and Game CEQA Review Filing Fees on page 26.

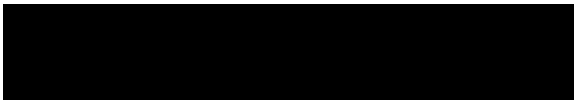
**Property Owner(s): (Attach additional sheets. as necessary)**

6/2/2022

\_\_\_\_\_  
Signature of Property Owner\_\_\_\_\_  
Date

Turlock Canal, LLC MEMBER

209 985-6329

\_\_\_\_\_  
Print Name and Title of Property Owner\_\_\_\_\_  
Phone Number**Applicant(s): (If different than above)**\_\_\_\_\_  
Signature of Applicant/Agent\_\_\_\_\_  
Date

Lupe Sandoval

559.903.0336

\_\_\_\_\_  
Print Name and Title of Applicant/Agent\_\_\_\_\_  
Phone Number