



CITY OF TURLOCK DEVELOPMENT SERVICES
PLANNING DIVISION
156 SOUTH BROADWAY, SUITE 120
TURLOCK, CA 95380-5456 (209)668-5640

Page 5 of 34

UNIFORM APPLICATION FORM

(PLEASE PRINT OR TYPE)

Project Information

PROJECT ADDRESS: 210 N. Golden State Blvd., Turlock, CA

ASSESSOR'S PARCEL NUMBER: 061 - 019 - 023 AREA OF PROPERTY (ACRES OR SQUARE FEET): 24,400 sf

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

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

DESCRIBE THE PROJECT REQUEST: Installation of a soil vapor extraction system at current gas station

Applicant Information

NOTE: Information provided on this application is considered public record and will be released upon request

APPLICANT Jeff Schrupp PHONE NO. 925-296-7812

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

Property Owner Info

Office Use Only

APPLICATION TYPE & NO.: MAA 2017-08

DATE RECEIVED: 7-21-17

CHECKED BY: AW

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: Soil Vapor Extraction System

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

Install a temporary soil vapor extraction system at the ARCO gas station at 210 N. Golden State Blvd. in Turlock.

The system will connect to 3 or 4 existing wells. Soil vapors will be extracted with a blower and treated with a catalytic oxidizer prior to discharge to the atmosphere.

PROJECT SITE INFORMATION:

Property Address or Location: 210 N. Golden State Blvd., Turlock, CA 95380

Property Assessor's Parcel Number: 061-019-023

Property Dimensions: 101.76' x 220' x 108.70' x 210.87'

Property Area: Square Footage 24,4000 Acreage

Site Land Use: Undeveloped/Vacant Developed Commercial

If developed, give building(s) square footage 1,919 square Feet

LAND USE DESIGNATIONS:

ZONING: Current: DC
 Proposed (If applicable): _____
 GENERAL PLAN Current: CC
 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 Commercial Commercial
 South Downtown Commercial
 East Downtown Commercial
 West Downtown 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)

Operating ARCO gas station on , concrete covered, flat

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) Convenience store

Proposed Use of Existing Structure(s) no change

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):

Built in 1970. Structures consist of convenience store, pump islands, and pump island canopy. All structures are in good condition.

Proposed Building Characteristics

Size of any new structure(s) or building addition(s) in gross sq. ft. 84 sq. ft.

Building height in feet (measured from ground to highest point): 8'-4.5"

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

11'-3.5" stack

Project site coverage: Building Coverage: 84 Sq.Ft. 15 %

Landscaped Area: 0 Sq.Ft. 0 %

Paved Surface Area: 491 Sq.Ft. 85 %

Total: 575 Sq.Ft. 100%

Exterior building materials: steel

Exterior building colors: beige

Roof materials: steel

Total number of off-street parking spaces provided: na
(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: no additional lighting proposed

Parking: no additional lighting proposed

Estimated Construction Starting Date October 2017 Estimated Completion Date November 2017

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) Soil contamination remediationExpected influence: Regional _____ Citywide _____ Neighborhood XDays and hours of operation: 24 hours/day, 365 days/yearTotal occupancy/capacity of building(s): 0Total number of fixed seats: na Total number of employees: naAnticipated number of employees per shift: na

Square footage of:

Office area _____ Warehouse area _____

Sales area _____ Storage area 350 sq. ft. (fenced system compound enclosure)

Loading area _____ Manufacturing area _____

Total number of visitors/customers on site at any one time: 1 technician

Other occupants (If Applicable) _____

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

(Please explain): all material generated during system operation will be non-hazardous waste and/or materials

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

City of Turlock building permit, San Joaquin Valley Air Pollution Control District Permit

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 trip/day (350 sq. ft. industrial plan)

Projected number of truck deliveries/loadings per day: _____

Approximate hours of truck deliveries/loadings each day: _____

What are the nearest major streets? E. Olive St. and N. Golden State Blvd.Distance from project? Project site is at intersection of above mentioned streetsAmount of off-street parking provided: none

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

370 of trenched area will be repaved. No additional paving is proposed to project site.

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.]

Estimated gallons per day (using information above): No water useageSource of Water: na**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):

The proposed equipment does not discharge to the sewerDescribe the type of sewage to be generated: na

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

SOLID WASTELand 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.]

Soil excavated during trenching

Type: soil Amount: 70 cubic yards**AIR QUALITY*****Construction Schedule:***ActivityApproximate Dates

Demolition

October 1-5

Trenching

October 9-20

Grading

October 9-20

Paving

October 23-24

Building Construction

October 25 - November 8

Architectural Coatings (includes painting)

NA*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* 0.0085 trenching*Amount of Soil to Import/Export?* 70 cubic yards imported, 70 cubic yards exported

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: Geotracker ID TO609900041 , LUSTIS No. 500043

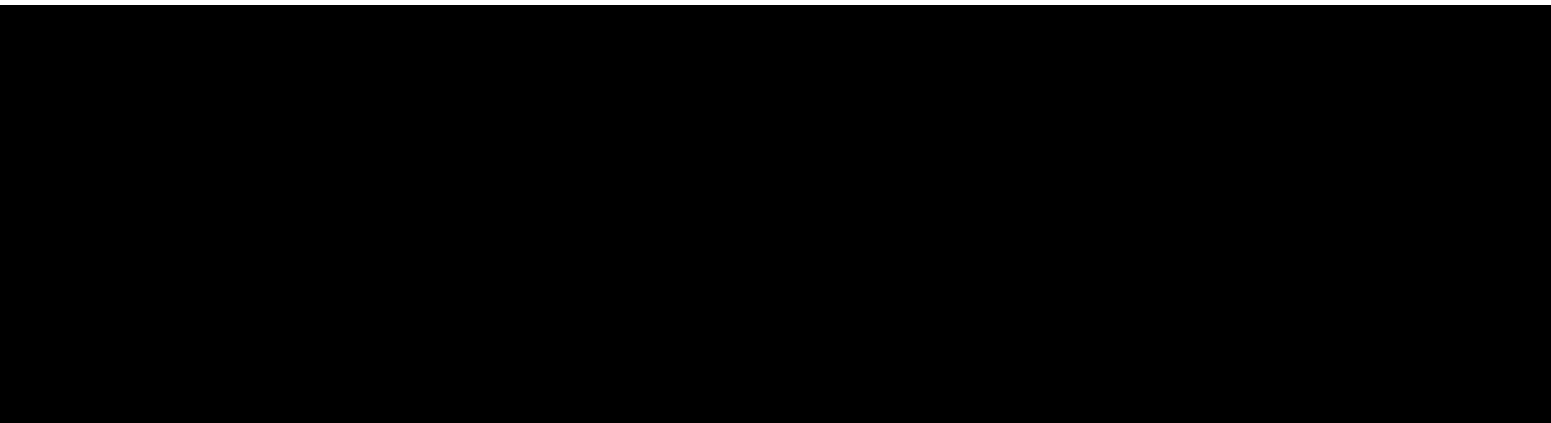
Regulatory ID Number: _____

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.



ARCADIS

Attachment 1

RWQCB Approval Letter



Central Valley Regional Water Quality Control Board

6 April 2017

Ms. Janet Wagner
Atlantic Richfield Company
201 Helios Way, Sixth Floor
Houston, TX 77079

**REMEDIAL ACTION PLAN REVIEW, ARCO SERVICE STATION No. 6161,
210 NORTH GOLDEN STATE BOULEVARD, TURLOCK, STANISLAUS COUNTY,
LUSTIS No. 500043**

Central Valley Regional Water Quality Control Board (Central Valley Water Board) staff has reviewed the 23 March 2017 *Remedial Action Plan (RAP)* submitted by Arcadis U.S., Inc. (Arcadis) on behalf of Atlantic Richfield Company (ARCO) for the unauthorized underground storage tank (UST) release at 210 North Golden State Boulevard in Turlock, Stanislaus County (Site). The *RAP* presents ARCO's proposal to install, test, and operate a soil vapor extraction (SVE) system at the Site. Installation activities will include connection of existing wells AT-17, AT-21, and VEW-10 to the SVE system via new and existing conveyance piping. These wells are located in the central area of the Site, adjacent to the former dispenser islands. Historically, separate-phase hydrocarbons (SPH) have been observed at wells AT-17 and AT-21. Additionally, results of a March 2011 investigation utilizing cone penetrometer testing with laser-induced fluorescence indicated that SPH is likely present within the depth interval of 15 to 22 feet below ground surface in this area. Wells AT-17 and AT-21 have not been sampled since 2013 due to the wells being dry or insufficient water being present for sampling.

As discussed in the *RAP*, ARCO anticipates that the SVE system will be installed in the fourth quarter of 2017. The *RAP* also states that a construction completion report will be prepared to summarize the results of the system installation, document system as-built conditions, and present SVE system startup data.

Central Valley Water Board staff does not object to the work proposed in the *RAP*. Further, Central Valley Water Board staff concurs that SVE system construction and operational activities should be conducted in accordance with the guidelines and permitting requirements of the City of Turlock and San Joaquin Valley Air Pollution Control District.

Within 90 days of SVE system startup, please submit the construction completion report to GeoTracker. If you have any questions or comments, please contact me at (916) 464-4707 or via e-mail at geoff.rader@waterboards.ca.gov.

ARCADIS

Attachment 2

Minor Administrative Agreement
Application

City of Turlock
Development Services- Planning Division
156 S. Broadway, Suite 120
Turlock, CA 95380

Arcadis U.S., Inc.
2300 Clayton Road
Suite 400
Concord
California 94597
Tel 925 274 1100
Fax 925 274 1103

Subject:

Minor Administrative Agreement Application for Soil Vapor Extraction System
ARCO Site 06161
210 N. Golden State Boulevard, Turlock, CA

Restoration

Date:

July 21, 2017

Contact:

Jeff Schrupp

Phone:

925.296.7812

Email:

Jeff.Schrupp@arcadis.com

Our ref:

GP09BPNA.C180.K000

To Whom This May Concern:

Arcadis U.S., Inc. (Arcadis), is submitting this Minor Administrative Agreement application for the proposed construction of a soil vapor extraction (SVE) at 210 North Golden State Boulevard, Turlock, CA. This work was approved by the Central Valley Regional Water Quality Control Board (RWQCB) in a letter dated April 6, 2017 (Attachment 1). Also included with this submittal are the completed Minor Administrative Agreement application forms (Attachment 2), and five sets of construction plans (Attachment 3).

System Operations Summary

This SVE system is being installed to remove residual hydrocarbon contamination in the onsite soils. The SVE system will extract soil vapors using a 5-horsepower blower from existing onsite wells. Soil vapors will be routed through some existing, underground conveyance piping and some proposed piping. The soil vapors will be abated using an electric catalytic oxidizer prior to discharge to the atmosphere. The oxidizer is currently going through the permitting process with the San Joaquin Valley Air Pollution Control District.

July 21, 2017

City of Turlock

If you have any questions regarding this submittal, please do not hesitate to contact Jeff Schrupp at 925-296-7812 or by email at Jeff.Schrupp@arcadis.com.

Sincerely,

Arcadis U.S., Inc.



Jeff Schrupp

Staff Engineer

Copies:

File

Enclosures:

Attachments:

Attachment 1	RWQCB Approval Letter
Attachment 2	Minor Administrative Agreement Application
Attachment 3	Construction Plans