



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

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UNIFORM APPLICATION FORM

(PLEASE PRINT OR TYPE)

PROJECT ADDRESS: 1350 WEST MAIN STREET  
ASSESSOR'S PARCEL NUMBER: 050-001-034 AREA OF PROPERTY (ACRES OR SQUARE FEET): 7.35 AC  
EXISTING ZONING: A RE RL RM RH CO CO CII CT I IBP PD \_\_\_\_\_ Downtown \_\_\_\_\_  
GENERAL PLAN DESIGNATION: A VLDL LDR MDR HDR O Comm Comm Heavy Comm I  
DESCRIBE THE PROJECT REQUEST: \_\_\_\_\_

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

APPLICANT: Commercial Architecture PHONE NO. 209 571-8158 E-MAIL: KMartin@commercialarch.com

\*\* Corporate partnerships must provide a list of principals. FAX NO. 209 571-8160

ADDRESS OF APPLICANT: 616 14<sup>th</sup> Street Modesto CA

CONTACT PERSON (If different than applicant): Kelsey Martin

\*The applicant will be considered the primary point for all contact, correspondence, and billing from the City unless other arrangements are made in

SIC [Redacted] Stacy Wellnitz 7/6/16  
PRINT NAME DATE

This fee is to be a deposit towards full cost of processing application. Yes Yes No \_\_\_\_\_ Applicant's Initial [Redacted]

PROPERTY OWNER: Nu CP Turlock LLC PHONE NO. 925-945-6266 E-MAIL: Sam Thomas @ Tioga Construction  
ADDRESS OF PROPERTY OWNER: 3100 Oak Road Suite #140 Walnut Creek CA 94597

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.

SIC [Redacted] Steve Thomas 6/7/16  
PRINT NAME DATE

APPLICATION TYPE & NO.: CUP 16-08 DATE RECEIVED: 7/4/16

CASH \_\_\_\_\_ OR CHECK NO. 1435 \$ 10,455.00 CHECKED BY: DW

PC HEARING DATE: \_\_\_\_\_ CC HEARING DATE: \_\_\_\_\_

PLANNER'S NOTES: \_\_\_\_\_

**LAND USE DESIGNATIONS:**

ZONING: Current: C-C  
 Proposed (If applicable): \_\_\_\_\_

GENERAL PLAN Current: C-C  
 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 Education

South Commercial

East Residential

West Industrial

**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)

Existing commercial site fully developed and paved to drain.

Recent Landscaping and existing developed trees are on site.

Site is primarily flat and without animals or agriculture.

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:



Roof materials: Build-up Roofing, Flat Roof

Total number of off-street parking spaces provided: 468 3 parcel total  
(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):  
LIGHTED COVERED WALKWAY and Entry Wall Mounted Fixtures

Building: Existing Pole Standard approx 50'-0" High

Parking: 50'-0" Pole Standard Parking Lighting

Estimated Construction Starting Date Sept 10<sup>th</sup> 2016 Estimated Completion Date November 2016

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:

N/A

	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				

**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? West Main Street and E. SoderquistDistance from project? Adjacent

Amount of off-street parking provided: \_\_\_\_\_

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

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**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: \_\_\_\_\_ Amount: \_\_\_\_\_

**AIR QUALITY*****Construction Schedule:***ActivityApproximate Dates

Demolition

\_\_\_\_\_

Trenching

\_\_\_\_\_

Grading

\_\_\_\_\_

Paving

\_\_\_\_\_

Building Construction

\_\_\_\_\_

Architectural Coatings (includes painting)

\_\_\_\_\_

***Total Volume of all Building(s) to be Demolished*** \_\_\_\_\_***Max Daily Volume of Building(s) to be Demolished*** \_\_\_\_\_***Total Acreage to be Graded*** \_\_\_\_\_***Amount of Soil to Import/Export?*** \_\_\_\_\_



**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)



6/7/16

Date

Steve Thomas manager

Print Name and Title of Property Owner

(925) 945-6266

Phone Number

**Applicant(s):** (If different than above)



7/6/16

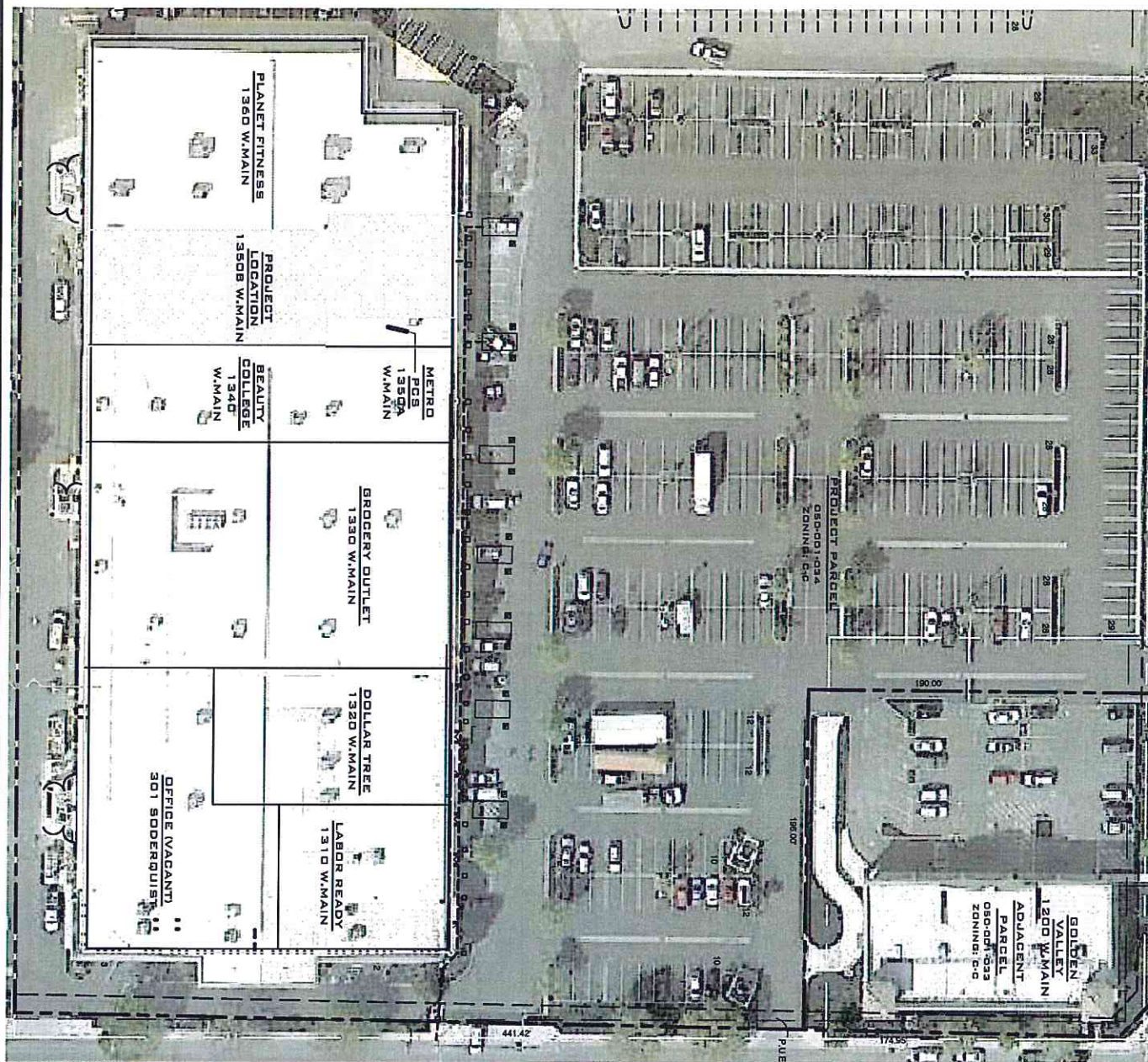
Date

Stacey Wellnitz Project Manager

Print Name and Title of Applicant/Agent

209.571.9158

Phone Number



LOCATION : 1350 WEST MAIN  
TURLOCK, CA



