



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

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UNIFORM APPLICATION FORM

(PLEASE PRINT OR TYPE)

TIME EXTENSION  
FOR:  
CUP 2006-04  
SIKH TEMPLE

Project Information

PROJECT ADDRESS: 1391 5th Street TURLOCK Ca-95380  
ASSESSOR'S PARCEL NUMBER: 043-017-026 AREA OF PROPERTY (ACRES OR SQUARE FEET): 5-04  
EXISTING ZONING: LOW DENSITY RESIDENTIAL (RL)  
GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (LRD)  
DESCRIBE THE PROJECT REQUEST: TIME EXTENSION TO AUTHORIZE CONSTRUCTION OF 2 STORY, 21000 S.F. BUILDING.

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 PAUL (R.S.) BAGHA PHONE NO. 916-704-0995 E-MAIL: paulbagha@hotmail.com  
\*\* Corporate partnerships must provide a list of principals. FAX NO. N/A

Property Owner Info

I, the undersigned, 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.

SIGNATURE OF PROPERTY OWNER

PRINT NAME

DATE

APPLICATION TYPE & NO.: CUP 06-04 Time Ext 2020

DATE RECEIVED: 1/3/2020

CASH [REDACTED] CHECKED BY: KQ

PC HEARING DATE: [REDACTED] CC HEARING DATE: [REDACTED]

PLANNER'S NOTES: [REDACTED]

**PLEASE NOTE:**

THIS APPLICATION FORM  
(ALONG WITH THE REQUIRED  
ATTACHMENTS AND EXHIBITS)  
IS MADE AVAILABLE TO THE PUBLIC  
ON THE CITY'S WEBSITE AND IN THE CITY'S FILES.

IF THERE IS  
SENSITIVE INFORMATION CONTAINED WITHIN THE  
APPLICATION, PLEASE CONTACT THE  
PLANNING DIVISION AT (209) 668-5640  
BEFORE SUBMITTING  
THE APPLICATION.

## 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: SIKH TEMPLE DINING HALL.  
TIME EXTENTION FOR CUP 2006-04

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

CONSTRUCT A NEW TWO STORY 21,000 ± SQ. FT.  
BUILDING. THE FIRST FLOOR WILL BE DINING AREA  
AND A KITCHEN. THE SECOND FLOOR WILL HAVE  
A CONFERENCE ROOM, PRIEST RESIDENCE & GUEST  
ROOMS. PROPERTY IS LOCATED AT 1391 5TH ST. APN 2

PROPERTY OWNER'S NAME: SIKH TEMPLE TURLOCK. 043-017-026

Mailing Address: 1391 5TH ST. TURLOCK Ca-95380

Telephone: Business 209-605-7503 Home ( ) N/A

E-Mail Address: 209-678-0066  
209-485-1156 N/A

APPLICANT'S NAME: PAUL (R.S.) BAGHA

Phone ( ) 916-704-0995

Address: 376 N. LEXINGTON DR. FOLSOM, Ca-95

Telephone: Business 916-704-0995 Home ( ) 916-704-0995 630

E-Mail Address: paulbagha@hotmail.com

### PROJECT SITE INFORMATION:

Property Address or Location: 1391 5th Street TURLOCK, Ca-95380

Property Assessor's Parcel Number: 043-017-026

Property Dimensions: 133' 151' 560'

Property Area: Square Footage 95' 688' Acreage 5.04

Site Land Use: Undeveloped/Vacant 50% Developed 50% ± EXISTING PRAYER HALL + PARKING LOT

If developed, give building(s) square footage 20,847 ±

**LAND USE DESIGNATIONS:**

ZONING: Current: R = RESIDENTIAL

Proposed (If applicable): N/A

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 R = RESIDENTIAL

South R ✓

East R ✓

West R ✓

**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)

EXIST. TEMPLE WITH PARKING + RETENTION POND.  
DEVELOPED RESIDENTIAL AREA ON ALL SIDES,  
LOT IS FLAT LEVEL, LANDSCAPED WITH PAVED  
PARKING LOT FOR EXISTING PRAYER HALL WITH  
TREES IN PLANTERS. SITE IS FOR RELIGIOUS USE  
VACANT LAND = 272' X 84' ±. YES

Are there any trees, bushes or shrubs on the project site? YES if yes, are any to be removed? NO. ONLY.

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: SEE SITE PLAN FOR EXISTING PRAYER HALL.

Present Use of Existing Structure(s) PRAYER HALL SIKH TEMPLE

Proposed Use of Existing Structure(s) CONTINUES AS PRAYER HALL

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):

EXISTING SIKH TEMPLE BUILDING IS ABOUT 11 YEARS OLD IN GOOD CONDITION OF 20,000 ± SQ. FT. IT IS SIKH ARCHITECTURE WITH DOMES.

### Proposed Building Characteristics

Size of any new structure(s) or building addition(s) in gross sq. ft. 21,000 ± FIRST FLOOR  
12,300 □  
SECOND FLOOR  
8400 □

Building height in feet (measured from ground to highest point): 33'

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

38' ± 35' ±

Project site coverage:

OLD + NEW  
Building Coverage: 28,000 Sq.Ft. 12.85 %

Landscaped Area: 91,800 Sq.Ft. 30.0 %

Paved Surface Area: 108,000 Sq.Ft. 49.5 %

Total: 217,800 Sq.Ft. 100 100%

Exterior building materials: STUCCO, CONCRETE

Exterior building colors: WHITE OR BLUE, MATCH EXISTING HALL.

14372  
1674  
319x137 + 214x61  
422 + 1/2 355x61  
183x130  
23790

Roof materials: CLASS 1 MATERIAL, Composite Shingle

Total number of off-street parking spaces provided: Regular = 270 + 7 H/c = 257 +  
(If not on the project site, attach a Signed Lease Agreement or Letter of Agency) next lot

Describe the type of exterior lighting proposed for the project (height, intensity):

Building: Exterior wall lights @ 14' ± FT @ 20' ± COW.

Parking: Light poles already exists in parking lot

Estimated Construction Starting Date July 2020 Estimated Completion Date Early 2021

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)

N/A

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

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**Commercial, Industrial, Manufacturing, or Other Project**

(As applicable to proposal)

Type of use(s) DINING HALL, KITCHEN, CONFERENCE ROOM.

Expected influence: Regional N/A Citywide N/A Neighborhood MINOR

Days and hours of operation: MOSTLY WEEKEND OCCASIONALLY WEEKDAYS  
MORNING ON WEEKENDS & OTHER DAY AS ABOVE

Total occupancy/capacity of building(s): 249. SAME PEOPLE 249 FIRST GO  
TO PRAYER HALL, THEN GO TO DINING HALL TO EAT.

Total number of fixed seats: NONE Total number of employees: 2  
USIT OF FLOOR ON CARPET.

Anticipated number of employees per shift: \_\_\_\_\_

Square footage of:

Office area N/A

Warehouse area N/A

Sales area N/A

Storage area N/A

Loading area N/A

Manufacturing area N/A

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? No.

(Please explain): \_\_\_\_\_

\_\_\_\_\_

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

UNKNOWN

\_\_\_\_\_

**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):  $\frac{226}{\cancel{3964}} = \frac{12300 \times 18.4}{1000} = 226$

Projected number of truck deliveries/loadings per day: N/A 1000 WEEKENDS ONLY

Approximate hours of truck deliveries/loadings each day: N/A

What are the nearest major streets? LINWOOD AVE

Distance from project? 1/8 mile ≈ ADJOINING STREET \*

✓ Amount of off-street parking provided:  $\frac{257}{246} \text{ REGULAR} + 9 \text{ HC} + 40 \text{ NEXT LOT} = 294$   
OCCUPANT LOAD = 249 OK.

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

\* ADJOINING LOT OWNED BY  
TEMPLE HAS OVERFLOW

50+ PARKINGS



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.]

$$100 \text{ g/d} \times 21,000 = 2100 \text{ g/d}$$

$$\text{KITCHEN} \quad \# \text{ Serv } 2500 \text{ g/day}$$

$$\text{GUEST ROOMS } 4 = 267 \times 4 = 1068$$

$$\text{REST ROOMS } 2 = 900 \times 2 = 1800 \text{ FOR CHURCH}$$

$$\text{KITCHEN} = 20 \times 12000 / 100 = 2400 \text{ PRIEST ROOM } 3 \text{ BR} = 800 \text{ g/d}$$

$$\text{Total} = 6400 \text{ g/d} \quad \checkmark \quad \checkmark \quad 2 \text{ BR} = 533 \text{ g/d}$$

Estimated gallons per day (using information above): 6400 2500 g/day

Source of Water:

CITY OF TURLOCK  
DOMESTIC WATER

SEWAGELand 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)

$$100 \times \frac{20,700}{1,000} = 2,070 \text{ g/d}$$

FOR CHURCH

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

2000 g/d

Describe the type of sewage to be generated:

HUMAN + KITCHEN  
TOILETS + SINKS

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

NO, MAY

NEED GREASE INTERCEPTOR FOR KITCHEN

**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.]

2070

50 X 21,000 = 10,500 PR

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560

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Type: CONSTRUCTION Amount: 10,500-lb

DEBRIS/KITCHEN 2070 PR

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

Demolition

N/A

Trenching

JULY AUGUST-DECEMBER

Grading

minor Scarifying✓

Paving

✓

Building Construction

JULY ✓ 2020

Architectural Coatings (includes painting)

APRIL NEXT YRTotal Volume of all Building(s) to be Demolished N/AMax Daily Volume of Building(s) to be Demolished N/ATotal Acreage to be Graded N/AAmount of Soil to Import/Export? N/A, IT IS FLAT GRADED LOT.

**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](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.

**THIS PAGE INTENTIONALLY LEFT BLANK**

**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)**


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 Signature of Property Owner

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 Date

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 Print Name and Title of Property Owner

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


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 Signature of Applicant/Agent

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 Date

---

 Print Name and Title of Applicant/Agent

---

 Phone Number

challenges, the notice MUST be filed within 5 days of approving the project. The City of Turlock automatically files this document and the staff costs to file the notice are included in the separate environmental review fee.

## **DEPARTMENT OF FISH AND WILDLIFE CEQA FILING FEES**

Pursuant to California Fish & Wildlife Code §711.4, the City of Turlock is required to collect the following filing fees for the Stanislaus County Clerk, on behalf of the California Department of Fish & Wildlife, for the following projects. The statute was amended last year. Under the amended statute, a lead agency may no longer exempt a project from the filing fee requirement by determining that the project will have a de minimis effect on fish and wildlife. Instead, a filing fee will have to be paid unless the project will have *no effect* on fish and wildlife. (Section 711.4 (c)(2) of the Fish and Game Code). If the project will have any effect on fish and wildlife resources, even a minimal or de minimis effect, the fee is required.

A project proponent who believes the project will have *no effect* on fish and wildlife should contact the Department of Fish and Wildlife. If the Department of Fish and Wildlife concurs the project will have no such effect, the Department will provide the project proponent with a form that will exempt the project from the filing fee requirement. Project proponents may contact the Department by phone at (916) 651-0603 or through the Department's website at [www.wildlife.ca.gov](http://www.wildlife.ca.gov). Pursuant to California Fish & Game Code §711.4(e)(3), the department (CDFW) shall assess a penalty of 10 percent of the amount of fees due for any failure to remit the amount payable when due. The department may pursue collection of delinquent fees through the Controller's office pursuant to Section 12419.5 of the Government Code.

Additionally California Fish & Game Code §711.4(f) states the following: Notwithstanding Section 12000, failure to pay the fee under subdivision (d) is not a misdemeanor. All unpaid fees are a statutory assessment subject to collection under procedures as provided in the Revenue and Taxation Code. Failure to pay the necessary fee will also extend the statute of limitations for challenging the environmental determination made by the City, thus increasing exposure to legal challenge. The type of environmental determination to be made by the City may be discussed with the project planner following the environmental review stage of the project and will be outlined in Planning Commission staff report.

1. Any project for which a Negative Declaration or Mitigated Negative Declaration is prepared pursuant to the California Environmental Quality Act and having some effect on fish and wildlife: \$2,210.25 [Fish & Game Code §711.4(d)(2)] plus a \$57.00 County document handling fee.
2. Any project for which an Environmental Impact Report is prepared pursuant to the California Environmental Quality Act and having some effect on fish and wildlife: \$3,070.00 [Fish & Game Code §711.4(d)(3)], plus a \$57.00 County document handling fee.

Upon an environmental determination concerning your project/application by the Turlock Community Planning Department, a check made payable to the Stanislaus County Clerk in the appropriate amount (i.e., \$2,267.25 or \$3,127.00) will be required of you before your application will be further processed.

***YOUR PROJECT WILL NOT BE SCHEDULED FOR HEARING BEFORE THE PLANNING COMMISSION OR CITY COUNCIL UNTIL THIS FEE HAS BEEN SUBMITTED TO THE PLANNING DEPARTMENT.***