



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)

Project Information

PROJECT ADDRESS: 2310 N. Walnut Road, Turlock
ASSESSOR'S PARCEL NUMBER: 071-052-009 AREA OF PROPERTY (ACRES OR SQUARE FEET): 4.93 acres
EXISTING ZONING: Commercial, Industrial (HC)
GENERAL PLAN DESIGNATION: Heavy Commercial
DESCRIBE THE PROJECT REQUEST: Add on to existing 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: Craig & Julia Pitau PHONE NO: (209) 620-1141 E-MAIL: Pitau@thompson.com

Property Owner Info

Office Use Only

APPLICATION TYPE & NO.: MDP 2020-14 DATE RECEIVED: 6/18/2020

CHECKED BY: [Signature]

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: Thorsen's - Norquist, Inc. building Addition

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

Add enclosed area to existing building.

PROPERTY OWNER'S NAME: Craig & Julia Pitau

Mailing Address: 2712 Lester Road, Denair

Telephone: Business (209) 632-3194 Home (209) 620-0422

E-Mail Address: Craig@thornorinc.com

APPLICANT'S NAME: Same as Property Owner

Phone () _____

Address: _____

Telephone: Business () _____ Home () _____

E-Mail Address: _____

PROJECT SITE INFORMATION:

Property Address or Location: 2310 N. Walnut Road, Turlock

Property Assessor's Parcel Number: 071-052-009

Property Dimensions: 385 x 3160

Property Area: Square Footage _____ Acreage 4.93

Site Land Use: Undeveloped/Vacant _____ Developed Warehouse, Office, land

If developed, give building(s) square footage 19,500 current To 22,000 sq. Ft.

LAND USE DESIGNATIONS:

ZONING: Current: Commercial, Industrial
 Proposed (If applicable): Commercial, Industrial
 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 Commercial, Residential
 South Commercial, Residential
 East Residential
 West 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)

Add on to existing building.

Are there any trees, bushes or shrubs on the project site? NO if yes, are any to be removed? _____
 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) Warehouse

Proposed Use of Existing Structure(s) Warehouse

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):

43 year old building (built in 1977)

Proposed Building Characteristics

Size of any new structure(s) or building addition(s) in gross sq. ft. 2500

Building height in feet (measured from ground to highest point): 25 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: 2500 Sq.Ft. 10 %

Landscaped Area: _____ Sq.Ft. _____ %

Paved Surface Area: _____ Sq.Ft. _____ %

Total: _____ Sq.Ft. _____ 100%

Exterior building materials: METAL

Exterior building colors: MATCH EXISTING COLOR (TAN)

Roof materials: METAL

Total number of off-street parking spaces provided: 25
(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:

USE EXISTING LIGHTING

Parking:

USE EXISTING LIGHTING

Estimated Construction Starting Date 06/2020 Estimated Completion Date 09/2020

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)

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) Warehouse additionExpected influence: Regional ☒ Citywide _____ Neighborhood _____Days and hours of operation: Mondays - Fridays 8:00am - 5:00pmTotal occupancy/capacity of building(s): 55Total number of fixed seats: 3 Total number of employees: 50Anticipated number of employees per shift: 50 (one shift)

Square footage of:

Office area 3,500 Warehouse area 16,000

Sales area _____ Storage area _____

Loading area _____ Manufacturing area _____

Total number of visitors/customers on site at any one time: 7Other occupants (If Applicable) N/A

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

(Please explain): No.

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

N/A

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): 0Projected number of truck deliveries/loadings per day: 1 totalApproximate hours of truck deliveries/loadings each day: 1What are the nearest major streets? North Walnut and TuolumneDistance from project? 200 feetAmount of off-street parking provided: N/A

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

N/A

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):

300 Gallons / Day

Source of Water:

Personal WellSEWAGELand 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)

3 sit DOWN TOILETS, TWO(2) URINALS,3 BATHROOM LAVES AND 1 KITCHEN SINK

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

Same as Current.

Describe the type of sewage to be generated:

Same as Current.

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.]

Type: Commercial, Industrial Amount: Same as Current.

AIR QUALITY*Construction Schedule:*

<u>Activity</u>	<u>Approximate Dates</u>
Demolition	<u>06/2020</u>
Trenching	<u>—</u>
Grading	<u>—</u>
Paving	<u>—</u>
Building Construction	<u>06/2020</u>
Architectural Coatings (includes painting)	<u>—</u>

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? —

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>

NEPAassist: <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

_____ 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.

