



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 ADDRESS: 2219 LANDER AV. TURLOCK CA.
ASSESSOR'S PARCEL NUMBER: 044-017-048 AREA OF PROPERTY (ACRES OR SQUARE FEET): 1.2
EXISTING ZONING: COMMERCIAL (CC)
GENERAL PLAN DESIGNATION: COMMERCIAL (CC)
DESCRIBE THE PROJECT REQUEST: FUEL CANOPY ADDITION WITH 6 GASOLINE DISPENSERS

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

APPLICANT TURLOCK PETROLEUM PHONE NO. 209 946 6241 E-MAIL P.T.P. DATA/HANNI.NET

PROPERTY OWNER: TURLOCK PETROLEUM PHONE NO. _____ E-MAIL: _____
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.

SIGNATURE OF PROPERTY OWNER _____ PRINT NAME _____ DATE _____

APPLICATION TYPE & NO.: MDP 18-10

DATE RECEIVED: 9/18/18

CHECKED BY: [Signature]

PC HEARING DATE: _____ CC HEARING DATE: _____

PLANNER'S NOTES: _____

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.



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Applicant Information

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APPLICANT TURLOCK PETROLEUM PHONE NO 209 996 6245 E-MAIL PJ@RATACHANDI.NET

Property Owner Info

Since Use Only

APPLICATION TYPE & NO.: _____ DATE RECEIVED: _____
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: ~~X~~ FUEL CANOPY ADDITION

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

FUEL CANOPY ADDITION WITH 6 FUEL DISPENSERS

PROPERTY OWNER'S NAME: TURLOCK PETROLEUM (AGC DESIGN CONCEPT)

Mailing Address: P.O. BOX 3820, TURLOCK, CA

Telephone: Business () _____ Home () _____

E-Mail Address: ~~RICHAN~~ RJ@RAJACHANDI.NET

APPLICANT'S NAME: TURLOCK PETROLEUM

Phone (213) 448 3911 ACUEVAS@RAJACHANDI.NET

Address: 28524 CONSTELLATION RD. VALENCIA CA. 91355

Telephone: Business (661) 295-1111 Home () _____

E-Mail Address: ACUEVAS@RAJACHANDI.NET

PROJECT SITE INFORMATION:

Property Address or Location: 2219 LANDER AV. TURLOCK CA.

Property Assessor's Parcel Number: 044 017 048

Property Dimensions: +/- 350' x 150'

Property Area: Square Footage +/- 50K Acreage +/- 1.2

Site Land Use: Undeveloped/Vacant +/- 30K Developed +/- 2,000 SQ FT.

If developed, give building(s) square footage 3600

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LAND USE DESIGNATIONS:

ZONING: Current: Commercial
 Proposed (If applicable): —

GENERAL PLAN Current: Commercial
 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

South Commercial

East Commercial

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)

Existing Gas Station & Convenience Store

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:

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) GAS STATION

Proposed Use of Existing Structure(s) SAME

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 GAS STATION

Proposed Building Characteristics

Size of any new structure(s) or building addition(s) in gross sq. ft. 3,600 SQ FT CANOPY

Building height in feet (measured from ground to highest point): 18' 6"

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

20'

Project site coverage:	Building Coverage: ^{+/-} <u>10,140</u> Sq.Ft. <u>20.17</u> %
	Landscaped Area: ^{+/-} <u>7,484</u> Sq.Ft. <u>13.65</u> %
	Paved Surface Area: ^{+/-} <u>37,200</u> Sq.Ft. <u>66.18</u> %
	Total: _____ Sq.Ft. _____ 100%

Exterior building materials: STEEL METAL

Exterior building colors: WHITE BLUE RED

Roof materials: N/A

Total number of off-street parking spaces provided: 27
(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: N/A

Parking: YARD LIGHTS

Estimated Construction Starting Date 12/19 Estimated Completion Date 1/19

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) _____

Expected influence: Regional _____ Citywide _____ Neighborhood _____

Days and hours of operation: _____

Total occupancy/capacity of building(s): _____

Total number of fixed seats: _____ Total number of employees: _____

Anticipated number of employees per shift: _____

Square footage of:

Office area _____

Warehouse area _____

Sales area _____

Storage area _____

Loading area _____

Manufacturing area _____

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

Other occupants (If Applicable) _____

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

(Please explain): _____

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

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? _____

Distance from project? _____

Amount of off-street parking provided: _____

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

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): _____

Source of 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)

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

Describe the type of sewage to be generated: _____

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

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: _____

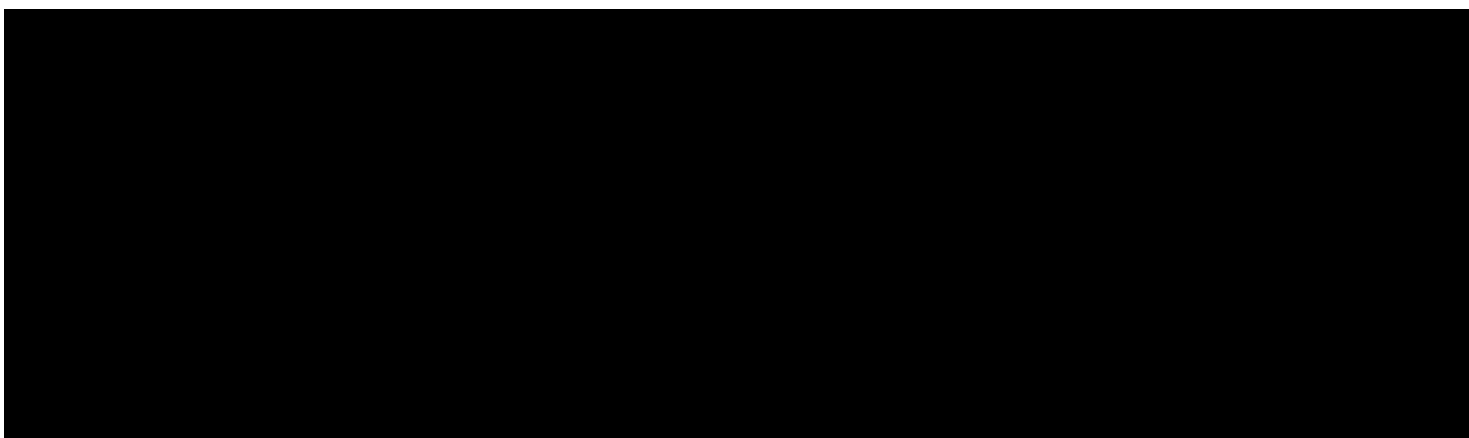
Regulatory ID Number: _____

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.



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.]

Type: _____ Amount: _____

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

Demolition

Trenching

Grading

Paving

Building Construction

Architectural Coatings (includes painting)

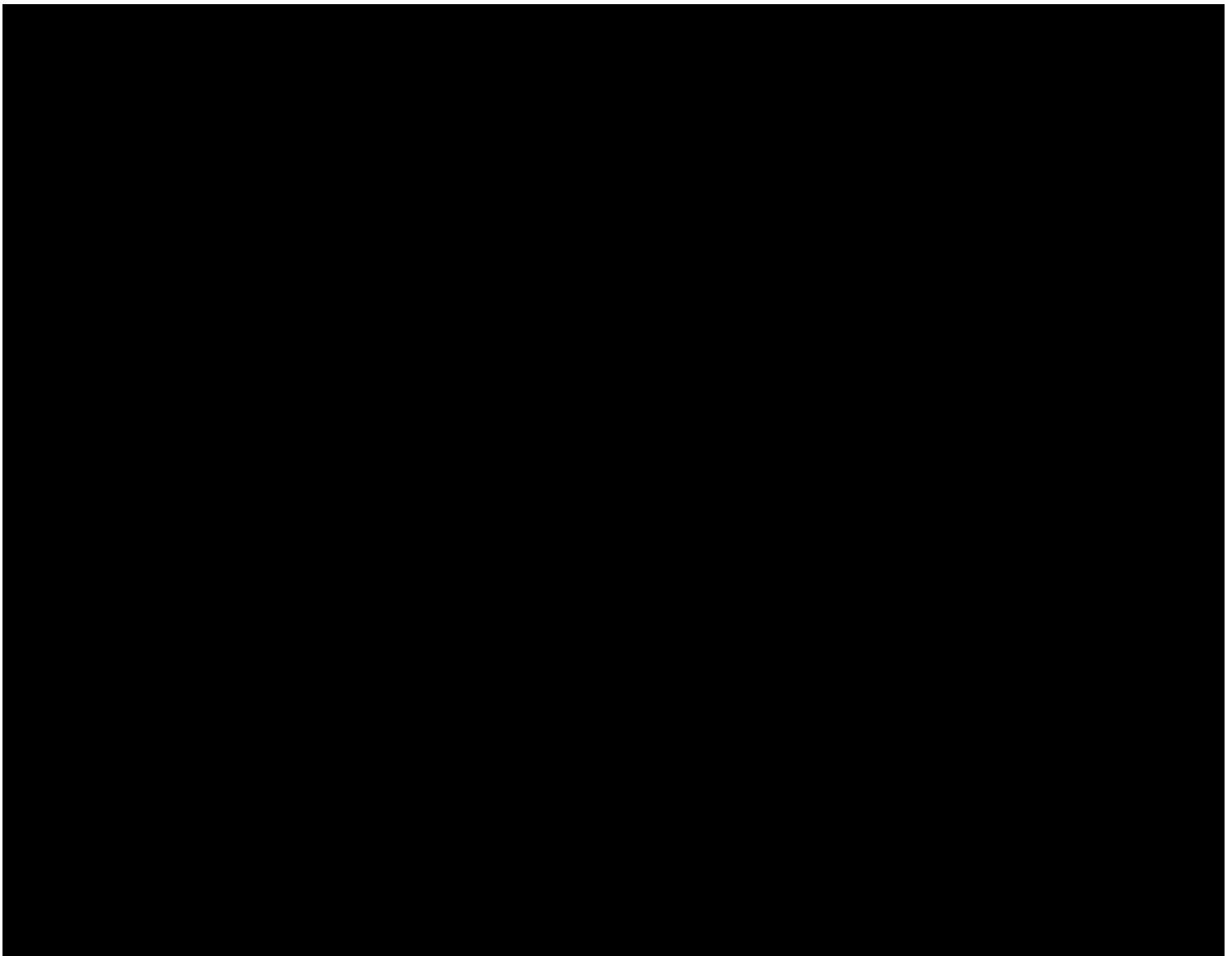
Total Volume of all Building(s) to be Demolished _____***Max Daily Volume of Building(s) to be Demolished*** _____***Total Acreage to be Graded*** _____***Amount of Soil to Import/Export?*** _____

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)



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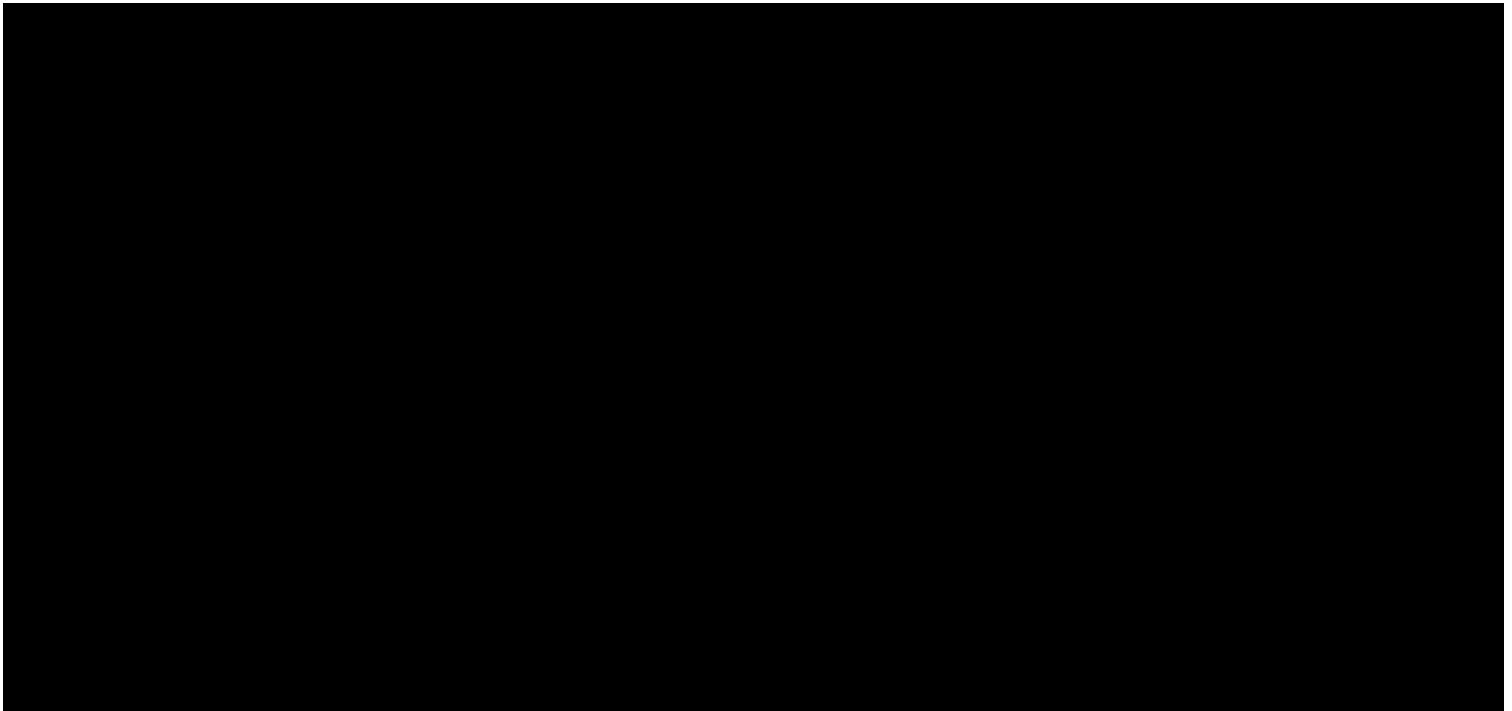
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Signature of Property Owner

Date

Print Name and Title of Property Owner

Phone Number



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