



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: 1400 GEEK ROAD
ASSESSOR'S PARCEL NUMBER: 042 012 .024 AREA OF PROPERTY (ACRES OR SQUARE FEET): 1.68 AC
EXISTING ZONING: PD 137
GENERAL PLAN DESIGNATION: CC
DESCRIBE THE PROJECT REQUEST: NEW CARWASH PROJECT W/ SOLAR PANELS & VACUUMS - REZONE FROM CURRENT

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

APPLICANT L STREET ARCHITECTS PHONE NO. 5751415 E-MAIL: BOB@LSTREETARCHITECTS.COM

Applicant Information

Property Owner Info

Office Use Only

APPLICATION TYPE & NO.: Rezone 1508 / MDP 808 DATE RECEIVED: 8/7/18

CHECKED BY: SG

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: PRIME SHINE CAR WASH

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

NEW CARWASH WITH VACUUMS (CENTRAL) WITH
SOLAR COVERS, PARKING, LANDSCAPE AND
SIGNAGE

Property Address or Location: 1400 GEEB ROAD, TURLOCK, CA

Property Assessor's Parcel Number: 042-012-024

Property Dimensions: 201' x 411'

Property Area: Square Footage 73,196 Acreage 1.68

Site Land Use: Undeveloped/Vacant VACANT Developed _____

If developed, give building(s) square footage OLD CARWASH REMOVED ALONG W/
ALL OTHER IMPROVEMENTS

LAND USE DESIGNATIONS:

ZONING: Current: PD 137
 Proposed (If applicable): _____
 GENERAL PLAN Current: CC
 Proposed (If applicable) CC

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 & 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)

EXIST CARWASA HAS BEEN REMOVED &
PROJECT SITE IS CURRENTLY VACANT &
BARE GROUND

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) NONE

Proposed Use of Existing Structure(s) NA

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: NA

If yes, has a Notice of Nonrenewal been filed? NA If yes, date filed: NA

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. NA

Describe age, condition, size, and architectural style of all existing on-site structures (include photos):

ALL BUILDINGS HAVE BEEN REMOVED

Proposed Building Characteristics

Size of any new structure(s) or building addition(s) in gross sq. ft. 7,394 SQ. FT.

Building height in feet (measured from ground to highest point): 28 FEET

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

LIGHT POLES 24 FEET MAX

Project site coverage: Building Coverage: 7,394 Sq.Ft. 10.10 %

Landscaped Area: 16,923 Sq.Ft. 23.12 %

Paved Surface Area: 48,879 Sq.Ft. 66.78 %

Total: 73,196 Sq.Ft. 100.00 100%

Exterior building materials: PLASTER, METAL PANELS, SIDING & ACCENT FEATURES

Exterior building colors: GREYS (6), BLUE & YELLOW PER COLOR ELEVATIONS.

Roof materials: METAL WHERE VISIBLE

Total number of off-street parking spaces provided: 31 STALLS 24 VACS 7 STALLS
(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: SEVERAL SMALL DOWN LIGHTS @ 100W
W/LIGHTING UNDER CANOPIES @ 35 FC AVE.

Parking: LED POLE LIGHTING TO PROVIDE 2 FC AVE @ SITE

Estimated Construction Starting Date JAN 2019 Estimated Completion Date SEPT 2019

If the proposal is a component of an overall larger project describe the phases and show them on the site plan:

NA

Residential Projects
(As applicable to proposal)

NOT APPLICABLE

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) CAR WASHExpected influence: Regional Citywide NeighborhoodDays and hours of operation: 7 AM to 7 PM WINTER 7 AM to 8 PM SUMMERTotal occupancy/capacity of building(s): CBC OCC LOAD = 78Total number of fixed seats: 0 Total number of employees: 0 PER SHIFTAnticipated number of employees per shift: 0 PER SHIFT

Square footage of:

Office area 1938 SFTUNNEL 5,450 SF~~Warehouse area~~Sales area 0Storage area 0Loading area 0Manufacturing area 0Total number of visitors/customers on site at any one time: 40

Other occupants (If Applicable)

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

(Please explain): NO, PRIME SHINE CAN PROVIDE
MSDS SHEET FOR REVIEW AS REQUESTED

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

NONE

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): 51.3 X 7.3 = 374.49Projected number of truck deliveries/loadings per day: 1Approximate hours of truck deliveries/loadings each day: VARIES, 1 HOUR TIME ON SITEWhat are the nearest major streets? EAST HAWKEYE AVEDistance from project? 400 FEETAmount of off-street parking provided: 31 STALLS 24 VAG'S 7 STALLS

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

CONCRETE SIDEWALKS & DRIVEWAYS,
VACUUM STALLS AREA = 48,879 SF.

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.]

$$100 \times 7.3 = 730$$

Estimated gallons per day (using information above): 730 GALLONS

Source of Water: CITY OF TUPLOO

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)

$$100 \times 7.3 = 730$$

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

730 GALLONS

Describe the type of sewage to be generated:

TYPICAL COMMERCIAL WASTE
(CARWASH WATER RECYCLED W/ LITTLE LOSS)

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

NONE

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.]

$$50 \times (7394 \div 500) = 739.4$$

Type: TYPICAL Amount: 739.4 POUNDS
COMMERCIAL TRASH

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

Demolition

DONE

Trenching

JAN 2019

Grading

JAN 2019

Paving

AUG 2019

Building Construction

JAN - SEPT 2019

Architectural Coatings (includes painting)

JUNE - SEPT 2019

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 1.68

Amount of Soil to Import/Export? BALANCED SITE

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>

NEP Assist: <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:

X 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: T0609959585 (SEE NEXT PAGE

Regulatory ID Number: _____

Regulatory ID Number: _____

PRINTED FROM
GEOTRACKER)

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.



STATE WATER RESOURCES CONTROL BOARD GEOTRACKER

[Tools](#)[Reports](#)[UST Case Closures](#)[Information](#)

REFLECTIONS CAR WASH (T0609959585) - ([MAP](#))

[SIGN UP FOR EMAIL ALERTS](#)

1400 GEER ROAD

TURLOCK, CA 95380

STANISLAUS COUNTY

[LUST CLEANUP SITE \(INFO\)](#)

[PRINTABLE CASE SUMMARY / CSM REPORT](#)

CLEANUP OVERSIGHT AGENCIES

STANISLAUS COUNTY ([LEAD](#)) - CASE #: 483

CASEWORKER: [AMBER MINAMI](#)

CENTRAL VALLEY RWQCS (REGION 5S) - CASE #: 500527

CASEWORKER: [VERA J. FISCHER](#)

CUF Claim #:

CUF Priority Assigned:

CUF Amount Paid:

E0172, 18189

B

\$1,124,236

[Summary](#)[Case Reviews](#)[Cleanup Action Report](#)[Regulatory Activities](#)[Environmental Data \(ESI\)](#)[Site Maps / Documents](#)[Community Involvement](#)[Related Cases](#)[LUST CUF Data](#)

Regulatory Profile

CLEANUP STATUS - DEFINITIONS

COMPLETED - CASE CLOSED AS OF 6/29/2015 - [CLEANUP STATUS HISTORY](#)

POTENTIAL CONTAMINANTS OF CONCERN

BENZENE, ETHYLBENZENE, MTBE / TBA / OTHER FUEL

OXYGENATES, TOLUENE, TOTAL PETROLEUM HYDROCARBONS

(TPH), XYLENE

FILE LOCATION

LOCAL AGENCY

DWR GROUNDWATER SUB-BASIN NAME

San Joaquin Valley - Turlock (5-022.03)

GROUNDWATER MONITORING FREQUENCY

OF WELLS MONITORED - SEMI-ANNUALLY : 6, ANNUALLY : 9

POTENTIAL MEDIA OF CONCERN

AQUIFER USED FOR DRINKING WATER SUPPLY, WELL USED FOR

DRINKING WATER SUPPLY

USER DEFINED BENEFICIAL USE

GW - AGRICULTURAL SUPPLY, GW -

MUNICIPAL AND DOMESTIC SUPPLY

CALWATER WATERSHED NAME

San Joaquin Valley Floor - Turlock (535.50)

DESIGNATED BENEFICIAL USE(S) -

[DEFINITIONS](#)

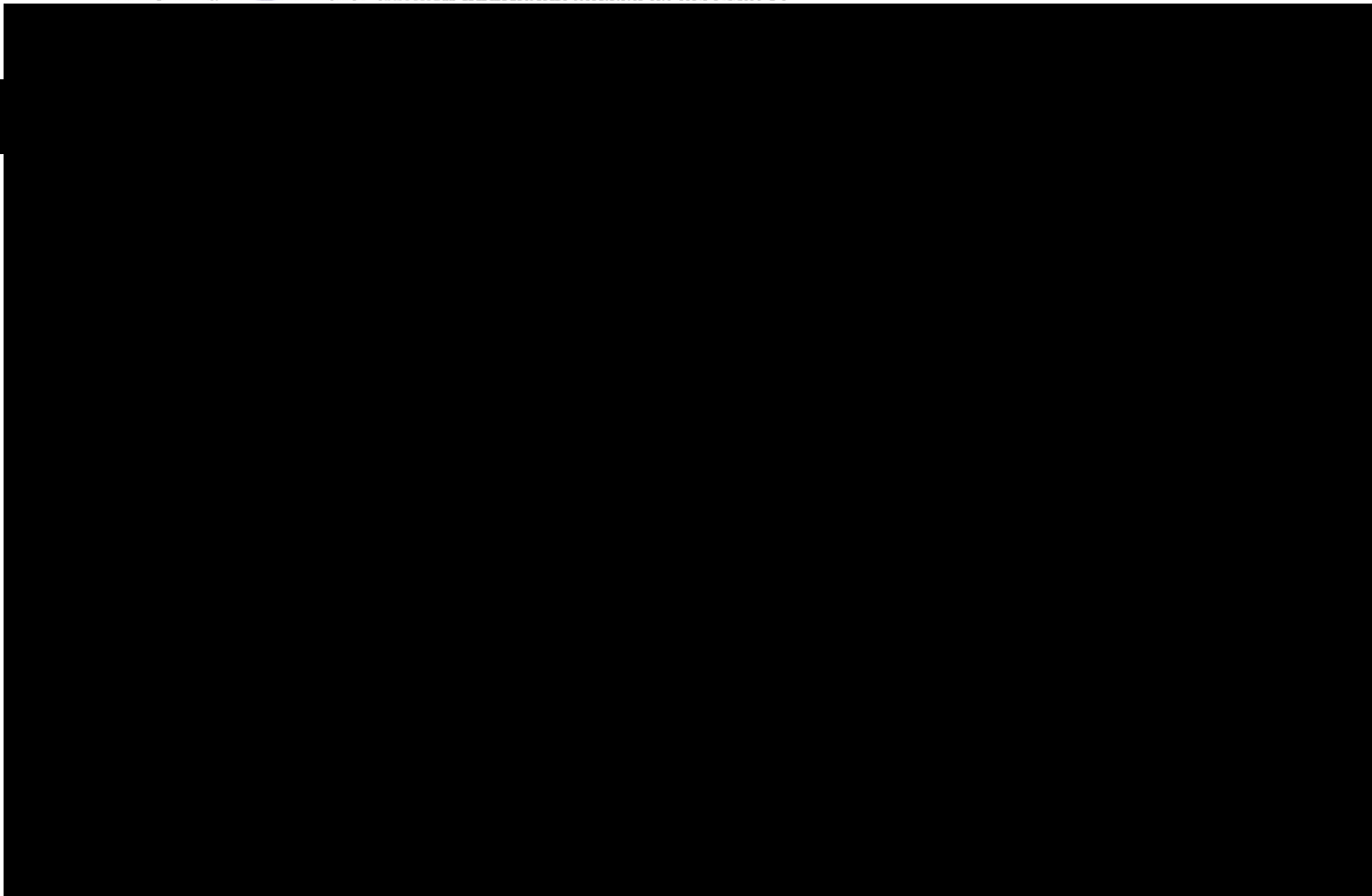
MUN, AGR, IND, PROC

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)



TO: City of Turlock Development Services Department**APPLICANT:** L STREET ARCHITECTS**PROJECT NAME:** PRIME SHINE CARWASH

The undersigned does hereby declare that the sign (shown in the attached photograph) has been posted on the site. The sign has been posted in conformance with the Turlock Municipal Code as instructed by the Turlock Planning Division.

I do further agree to indemnify, defend all lawsuits, including reasonable attorney's fees, save and hold the City of Turlock, its officers and employees, free and harmless for any and all liability that may arise from posting the sign on the property.

CERTIFICATION OF POSTING

I, _____ say that I **posted** a true copy of the required on-site sign,

“NOTICE OF PLANNING PERMIT APPLICATION”

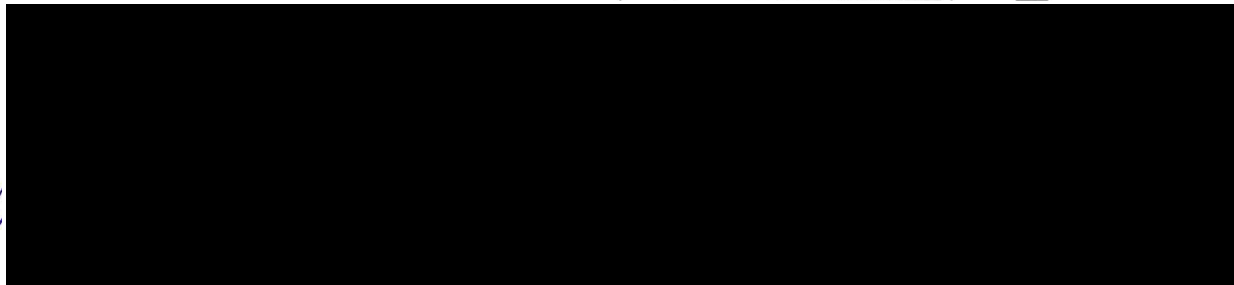
for application _____

on the subject property located at: _____ Turlock, CA

at _____ AM / PM on _____
Time Date

I declare under penalty of perjury that the foregoing is true and correct.

Executed this _____ day of _____, 200 .



ON-SITE POSTING INSTRUCTIONS

This posting requirement applies to any project that requires a public hearing before the Planning Commission. In compliance with the Public Noticing requirements of the Turlock Municipal Code, you will need to post the following sign on the project site. The sign must be placed on the project site in an outside location visible and legible to the public. The sign must be constructed of durable outdoor material (such as corrugated plastic) to be a minimum of 4' by 6', and may not exceed 6 feet in height. The sign should be mounted on two (2) posts, visible from the street (maximum of 10 feet from the back of curb or 5 feet from the sidewalk, and located out of the clear vision triangle, depending on site conditions), and located on each street frontage carrying pedestrian and/or vehicular traffic. If this location cannot be accommodated, please contact the Turlock Planning Division for further direction at (209) 668-5640. The sign must remain posted and maintained and be free of damage until final project decision. **The sign must be removed by the applicant or property owner within 10 days of the project decision.**

An illustration of the sign contents is provided below. The text and illustration must occupy the entire area of the 4' x 6' sign. The illustration shall be a minimum of 2' x 2' in size and shall be clearly visible from the adjacent sidewalk or curb. The font for the title ("NOTICE OF PLANNING PERMIT APPLICATION") shall be a minimum of 3.75" in height and shall be formatted on two lines, as illustrated below. The remaining text shall be a minimum of 2.25" in height. All fonts shall be Arial and bolded where shown below:

NOTICE OF PLANNING PERMIT APPLICATION

NOTICE IS HEREBY GIVEN that an application for a development permit for this property has been filed with the **CITY OF TURLOCK.**

Application No.: _____

Property Location: 1400 GEEB

APN: 042-012-024

Description of Project: NEW PRIME

SHINE CAR WASH

ILLUSTRATION OF THE
PROJECT
(2'x 2')

You are invited to express your opinion at a **Planning Commission** meeting tentatively scheduled:

6:00 p.m. on (Tentative Date of Planning Commission Public Hearing)

You may obtain a copy of the above subject application from the Turlock Planning Division of the City of Turlock located at 156 S. Broadway or calling (209) 668-5640.

A **Certification of Posting** is included with this application and must be signed and returned to our office, stating compliance with this policy, within 10-days from the date your application was received by the Planning Division the City of Turlock. **Please attach a photograph of the sign to the Certification.**