



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: 4040 McKenna Drive
ASSESSOR'S PARCEL NUMBER: 71 - 64 - 66 AREA OF PROPERTY (ACRES OR SQUARE FEET): 8.18 a
EXISTING ZONING: A RE RL RM RH CO CC CH CT I IBP PD 266 Downtown
GENERAL PLANE DESIGNATION: A VLDR LDR MDR HDR O CommComm HeavyComm I
DESCRIBE THE PROJECT REQUEST: New Meeting Room Addition to (E) Sanctuary, with additional Parking, driveway Access & Landscaping / storm water expansion.

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 Fr. Matthew O'Donnell PHONE NO. 327-2100 E-MAIL: patermod1@comcast.net

** Corporate partnerships must provide a list of principals. FAX NO. 669-0481

ADDRESS OF APPLICANT: 4040 McKenna Drive Turlock, CA 95382

CONTACT PERSON (If different than applicant): Jim Shaw Ph 667-2603

This fee is to be a deposit towards full cost of processing application. Yes No Applicant's Initials

Property Owner Info

PROPERTY OWNER: Pastor of All Saints University PHONE NO. 669-0473 E-MAIL: patermod1@comcast.net
Pastor

ADDRESS OF PROPERTY OWNER: 4040 McKenna Drive Turlock, CA 95382

Consent of Owner: I declare that I am the owner of the herein described property and that I have familiarized myself with this

Office Use Only

APPLICATION TYPE & NO.: 2018-01

DATE RECEIVED: 1/30/18

CASH OR CHECK N

CHECKED BY: SQ

PC HEARING DATE: HE RI G E:

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: All Saints University Parish

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

New Meeting Rooms, Restrooms, etc for 5925 SF Addition w/ minor interior Remodeling of (E) Crying Room & other small rooms, with New expanded Parking stalls/driveway access & Landscape Areas.

PROPERTY OWNER'S NAME: (Pastor of All Saints University Parish).
Father Matthew O'Donnell - rep.

Mailing Address: 4040 McKenna Drive TURLOCK, CA 95382

Telephone: Business (209) 327-2100 Home () N/A

E-Mail Address: patermod1@comcast.net

APPLICANT'S NAME: Father Matthew O'Donnell

Phone (209) 327-2100

Address: 4040 McKenna Drive TURLOCK CA 95382

Telephone: Business (209) 669-0473 Home () N/A

E-Mail Address: patermod1@comcast.net

PROJECT SITE INFORMATION:

Property Address or Location: 4040 McKenna Drive

Property Assessor's Parcel Number: 71-04-66

Property Dimensions: 590' x 630'

Property Area: Square Footage 356,321 SF Acreage 8.18 a

Site Land Use: Undeveloped/Vacant X Developed X

If developed, give building(s) square footage (E) Bldgs total 11,030 SF.

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LAND USE DESIGNATIONS:

ZONING: Current: PD 266
Proposed (If applicable): _____
GENERAL PLAN Current: MDR
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 Residential
South Commercial / CGUS
East Residential
West Residential

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)

1/3 of the existing parcel is developed w/ open undeveloped land @
North & east sides of (E) Development.

Are there any trees, bushes or shrubs on the project site? Yes if yes, are any to be removed? TBD
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) Residence for Priest & Sanctuary Bldg.

Proposed Use of Existing Structure(s) to remain the 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):

20 yr old Modern looking Sanctuary w/traditional 90's style
Residence w/Stucco wall finish.

Proposed Building Characteristics

Size of any new structure(s) or building addition(s) in gross sq. ft. 6,450 SF

Building height in feet (measured from ground to highest point): 20'

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

(E) Bldg @ 20' high w/a 36' high Tower

Project site coverage:

Building Coverage: 33,480 Sq.Ft. 10 %

Landscaped Area: 154,840 Sq.Ft. 43 %

Paved Surface Area: 168,000 Sq.Ft. 47 %

Total: 356,320 Sq.Ft. 100 100%

Exterior building materials: Stucco, Metal Awnings/Roofing w/ Aluminum Storefront Doors/Windows

Exterior building colors: Tan, Taupe & Terracotta

Roof materials: Single Ply Roofing @ (E) Sanctuary & Concrete Tile @ (E) Residence

Total number of off-street parking spaces provided: 118 Existing & 114 - New 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: Typical Wall-Pack & can downlights (LED)

Parking: New LED 20' high Parking lot lights (total of 8)

Estimated Construction Starting Date 6/1/18 Estimated Completion Date 2/28/19

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

Yes - future Sanctuary Bldg (895 seats) will be the
final Phase-3 of Church growth

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) New Meeting Room uses @ (E) Sanctuary Bldg.

Expected influence: Regional X Citywide _____ Neighborhood X

Days and hours of operation: same as current use.

Total occupancy/capacity of building(s): (E) Church Bldg is 373 people, "future" Sanctuary is 895 people

Total number of fixed seats: 373 Total number of employees: 4-6

Anticipated number of employees per shift: 3

Square footage of:

Office area 1100 SF Warehouse area 0

Sales area 0 Storage area 800 SF

Loading area 0 Manufacturing area 0

Total number of visitors/customers on site at any one time: 373 people

Other 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:

Stockton Catholic Church Diocese (for final scope of construction cost)

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): 294 trips/Day w/ Future Sandwing Build-out

Projected number of truck deliveries/loadings per day: 1

Approximate hours of truck deliveries/loadings each day: 4

What are the nearest major streets? Christoffersen Parkway

Distance from project? 0'

Amount of off-street parking provided: 232 stalls (ultimat e build-out)

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

New Driveways @ McKenna (North of Existing Bldgs) & Christoffersen Parkway, approx. 113,300 sf of New AC Paving.

WATER

Land 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.]

50 gals/day per 1,000 sf addition

Estimated gallons per day (using information above): approx. 300 gals/day additional load.

Source of Water: City Water (existing)

SEWAGE

Land 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)

50 gals/day per 1000 sf of Addition

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

300 gals/day Additional load

Describe the type of sewage to be generated: RESTROOM waste/use & service (map) sink.

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

NO

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.]

Type: Paper/Recyclable Waste Amount: 600 lbs

AIR QUALITY

Construction Schedule:

Activity

Approximate Dates

Demolition

4/1/18

Trenching

5/1/18

Grading

5/15/18

Paving

10/1/18

Building Construction

6/1/18

Architectural Coatings (includes painting)

1/15/19

Total Volume of all Building(s) to be Demolished 0

Max Daily Volume of Building(s) to be Demolished 0

Total Acreage to be Graded 3 acres

Amount of Soil to Import/Export? TBD

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: _____

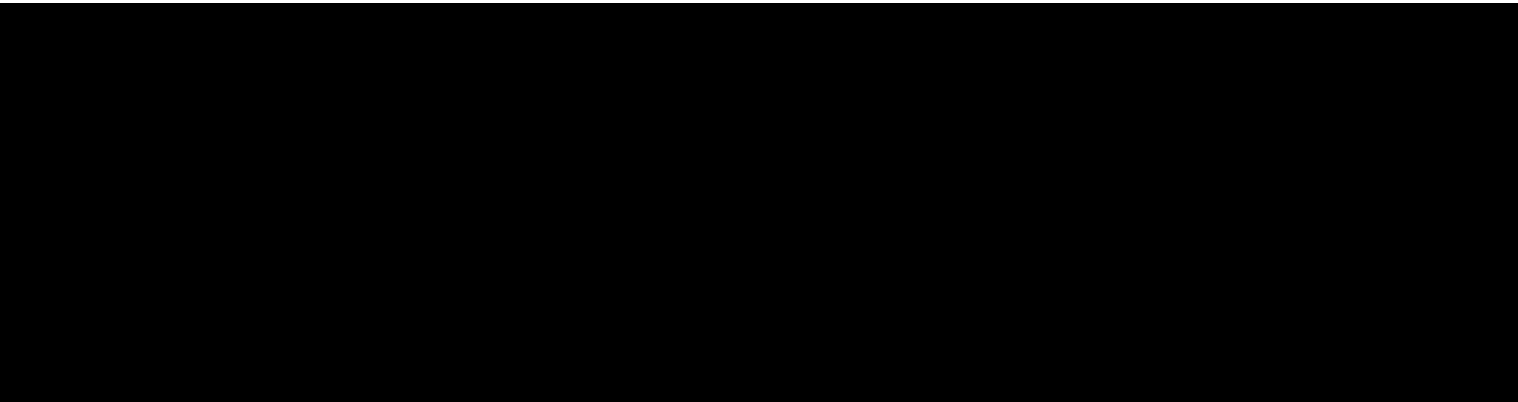
Regulatory ID Number: _____

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.



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)

